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MARBESA

885,000 €

REFERENCE R3200449

THE CROWN JEWEL OF MARBELLA EAST: A RARE BEACHSIDE INVESTMENT OPPORTUNITY

313 m²	2,100 m²	100 m²
BUILT	PLOT	TERRACE













Description

An extraordinary opportunity awaits discerning investors and visionary developers in the highly coveted locale of Marbesa, nestled within the prestigious Marbella East. This is not merely a property; it is a gateway to unparalleled development potential and a thriving established business, representing one of the absolute last beachside plots available in this exclusive stretch of Southern Spain's Mediterranean coast. Seize the chance to own a piece of Marbella's most sought-after real estate, offered at a significantly reduced price from its original valuation of over 1 Million Euros for a swift acquisition.

An Unrivaled Location in Marbesa, Marbella East

Situated in the serene and idyllic Marbesa area, this exceptional parcel benefits from the very best of Marbella East. Just 500 meters from pristine sandy beaches, residents and guests can indulge in the quintessential Mediterranean lifestyle. Marbesa is renowned for its tranquil environment, enveloped by lush pine trees, offering a peaceful retreat while remaining supremely connected to the vibrant pulse of Marbella. The area boasts an exceptionally affluent demographic, characterized by a very high average spend, ensuring a robust market for luxury offerings. Its strategic proximity to the A7 highway provides effortless access to Marbella's glamorous city centre, Puerto Banús, and Málaga International Airport, cementing its status as a prime location for both leisure and investment.

A Property with Immediate Value and Vast Potential

At the heart of this offering lies an established and highly profitable restaurant and bar, operating consistently for over 30 years under the stewardship of its loyal German owners. This institution has cultivated a dedicated clientele, enjoying traditional German cuisine alongside a vibrant sports bar atmosphere, complete with beamers, canvases, and multiple TVs. Currently open five nights a week, the business demonstrates impressive billing and official profitability, offering excellent returns in a stable market. Its proven track record provides immediate income generation, mitigating risk for investors while strategic planning for future development takes shape.

The existing venue is thoughtfully appointed, featuring a spacious 100m² covered terrace, perfect for year-round dining and entertainment. A dedicated 12m² dancing space, complete with a small stage for live singers, and a professional grill station enhance the guest experience. Inside, the rustic charm of the interior offers a cozy 12m² bar area, equipped with three beer taps, drinks fridges, two sinks, and elegant shelving for display bottles. A welcoming lounge area with an open fireplace invites relaxation, complemented by a separate dining space. The restaurant boasts a total capacity for 80-100 patrons, serviced by two meticulously restored restrooms (male/female, with four toilet cabins), and efficient air conditioning (hot/cold) throughout. A fully fitted professional kitchen, complete with industrial catering machines, refrigerators, freezers, smokers, and a convenient communicating hatch to the dining area, ensures seamless operation. Further practical amenities include three ample storage rooms and dedicated staff quarters. Outside, convenient parking for up to 10 vehicles adds significant value for patrons.

The entire property rests on a generous 2,100m² plot, offering ample space for both current operations and future expansion. While the interior of the restaurant exudes a charming rustic appeal, it also presents an ideal canvas for modern updates, allowing new owners to infuse their vision while retaining its established character.

The Vision: Luxury Development Opportunities

This exceptional plot represents an unparalleled development opportunity. Given its coveted beachside location in Marbesa, the potential to construct a new development of luxury villas or sophisticated townhouses is immense. Alternatively, the site could be transformed into an exclusive sports club, catering to the high-end demands of Marbella’s elite residents and visitors. The market demand for premium residential and leisure facilities in this affluent area is consistently strong, making any development here highly desirable and profitable.

Adding another layer of extraordinary potential, the opportunity to acquire an adjacent 6,000m² plot is available in the near future. This expansive additional land parcel opens up the possibility for unmatched recreational amenities, seamlessly blending luxury

living with world-class sports facilities. Imagine the prestige of offering:

- ✔ Three Professional Tennis Courts – Perfect for enthusiasts, private coaching, or high-level training.
- ✔ Two Full-Sized Football Courts – Ideal for private matches, community sports events, or youth academies.

Combining these plots would create an extensive 8,100m² estate, offering a truly unique lifestyle opportunity that positions this investment in a league of its own.

A Legacy of Success and Community

For over three decades, this restaurant has been a beloved institution in Marbesa, thriving on its reputation for quality and community spirit. Its loyal German owners have fostered a business model that is both highly profitable and deeply embedded within the local fabric. The demonstrated billing and official documents underscore its financial robustness, providing a secure foundation for any future venture. This is more than just a business; it’s a legacy that offers immediate financial returns alongside limitless future potential.

Key Features at a Glance

Experience a venue celebrated for its diverse culinary offerings, ranging from classic Bar fare to gourmet Mediterranean and traditional German cuisine. Amenities are designed for comfort and convenience, including easy reservations, sophisticated outdoor seating, highchairs for families, and full wheelchair accessibility. The establishment is fully licensed to serve alcohol from a full bar, offers impeccable table service, and hosts captivating live music events. Catering to various dining preferences, it is ideal for Dinner, Late Night gatherings, and remains a vibrant Sports Bar throughout the week.

Your Gateway to Marbella's Elite Lifestyle

Whether you are a shrewd investor seeking substantial returns, a visionary developer poised to create a bespoke residential project, or an entrepreneur looking to expand a successful hospitality portfolio, this property in Marbesa, Marbella East, presents a truly one-of-a-kind gem. Its combination of prime beachside location, established profitability, and vast development potential is exceptionally rare. Do not miss this exclusive chance to secure a strategic foothold in one of Europe’s most prestigious destinations.

For further details or to schedule a private viewing, we invite you to contact Luxury Realty today. This is where your Marbella dream begins.

Details

Reference	R3200449	Property Type	Commercial
Status	Sale	Price	885,000 €
Bedrooms	by request	Bathrooms	by request
Build size	313 m²	Plot Size	2,100 m²
Terrace	100 m²	Parking places	by request

Features

Air conditioning, Heating, Mountain views, Private garden, Parking, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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