

SOTOGRANDE

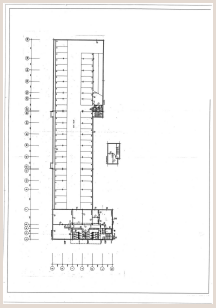
2,000,000 €

REFERENCE R4190944

Unrivaled Commercial Opportunity: A Landmark Restaurant Awaits Transformation in Prestigious Sotogrande

3	4	1,500 m²	200 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an extraordinary commercial investment opportunity nestled within the highly exclusive and sophisticated enclave of Sotogrande, Southern Spain. This distinguished property, currently configured as a restaurant, offers an expansive canvas for visionary entrepreneurs and discerning investors aiming to establish a premier culinary or luxury retail destination in one of Europe’s most coveted locales. With an impressive built area of 1500 m² and an additional 200 m² of magnificent terrace space, this is not merely a purchase; it is an acquisition of unparalleled potential.

Sotogrande is synonymous with an opulent lifestyle, a serene escape where the elite converge amidst breathtaking natural beauty and world-class amenities. Situated on the stunning Costa del Sol, this jewel of Southern Spain is renowned for its championship golf courses, pristine polo fields, and its elegant marina, Puerto Sotogrande, which berths some of the finest yachts in the Mediterranean. The area attracts a discerning international clientele, including celebrities, business magnates, and affluent families seeking privacy, luxury, and an unparalleled quality of life. Owning a commercial establishment here places you at the very heart of this vibrant, high-spending community.

The strategic location of this property is undoubtedly one of its most compelling attributes. Positioned within a prime Commercial Area, it benefits from exceptional visibility and accessibility, ensuring a steady flow of potential patrons. Its proximity is unmatched: steps away from world-class Golf courses, a short drive to the bustling Port with its array of luxury boutiques and yachts, and conveniently close to a curated selection of Shops. The allure of the Sea is palpable, offering the unique charm of coastal living, while the vibrant pulse of the Town center is easily reachable. For families and professionals, the presence of top-tier Schools in the vicinity further enhances the appeal of the area, drawing a stable and affluent local demographic.

The building boasts an advantageous North and South Orientation, ensuring ample natural light throughout the day and offering flexibility for design and usage, whether creating sun-drenched dining areas or cooler, more intimate spaces. While the property currently requires a comprehensive Renovation, this presents a rare advantage for a buyer with a distinct vision. Imagine designing a bespoke interior that perfectly encapsulates your brand's ethos, unencumbered by the constraints of a recently refurbished space. This is your chance to craft a truly unique and cutting-edge establishment from the ground up, tailored precisely to the demands of the luxury market.

Despite the renovation requirement, the existing infrastructure provides a solid foundation. The substantial 1500 m² built area includes what is currently configured with 3 Bedrooms and 4 Bathrooms – an unusual but highly versatile layout for a commercial property. These rooms could be reimagined as luxurious private dining suites, sophisticated office spaces, exclusive lounges, or even elegant staff accommodation. The possibilities for creative conversion are immense. The property benefits from a large Private Terrace of 200 m², an invaluable asset in a region celebrated for its outdoor lifestyle, perfect for al fresco dining, exclusive events, or a chic lounge area. A dedicated Storage Room adds practical value, essential for any thriving business.

Further enhancing its appeal, the property comes Fully Furnished and features a Fully Fitted Kitchen. While these elements may be subject to the planned renovation, they provide a functional starting point, potentially saving initial setup time and costs. Comfort is ensured year-round with an integrated Air Conditioning system. The property is part of a secure, Gated Complex, offering peace of mind for both owners and patrons. Residents and guests of the complex can enjoy a Communal Pool and a beautifully maintained Communal Garden, adding to the overall ambiance and appeal of the location. Convenient Underground Parking ensures effortless access for customers and staff alike, a significant advantage in any busy commercial area.

From the property, one can enjoy pleasant Garden and Urban Views, reflecting its integration into the well-planned and aesthetically pleasing Sotogrande landscape. This is a setting that promises tranquility alongside commercial vibrancy. The classification of this property as a 'Bargain' by Luxury Realty underscores its exceptional value proposition. Given its vast size, prime location in an internationally renowned luxury destination, and the significant potential for enhancement through renovation, this investment stands out as a unique opportunity to achieve substantial capital appreciation and generate considerable revenue. The ability to transform a well-located but dated space into a state-of-the-art, high-end establishment positions this property for immense success within the affluent Sotogrande market.

This is more than just a real estate transaction; it's an invitation to become a pivotal part of Sotogrande's prestigious commercial landscape. Whether your vision is for a Michelin-star restaurant, a sophisticated boutique hotel, a high-end art gallery, or an

exclusive members' club, this property offers the scale and location to bring that dream to fruition. Do not miss this rare chance to secure a landmark property in one of Southern Spain's most exclusive addresses. Contact Luxury Realty today to arrange a private viewing and explore the boundless potential that awaits.

Details

Reference	R4190944	Property Type	Commercial
Status	Sale	Price	2,000,000 €
Bedrooms	3	Bathrooms	4
Build size	1,500 m²	Plot Size	–
Terrace	200 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking