

SOTOGRANDE MARINA

550,000 €

REFERENCE R4608388

Exceptional Leasehold Restaurant Opportunity in Prestigious Sotogrande Marina, Southern Spain

200 m²

BUILT

200 m²

TERRACE













Description

An unparalleled opportunity awaits discerning investors and visionary restaurateurs in the heart of Sotogrande Marina, Southern Spain. Luxury Realty is proud to present an exclusive leasehold (traspaso) for a premium restaurant establishment, ideally situated in one of the most coveted and vibrant commercial districts along the Costa del Sol. This offering represents not merely a business acquisition, but an entry into a lifestyle of sophistication and prosperity within a globally renowned destination.

Sotogrande is synonymous with understated elegance, luxury living, and an elite international community. Nestled on the sun-drenched shores of Southern Spain, this meticulously planned residential and leisure complex boasts world-class facilities, including championship golf courses, prestigious polo clubs, pristine beaches, and, at its vibrant core, the picturesque Sotogrande Marina. The Marina itself is a bustling hub, attracting a cosmopolitan mix of yacht owners, residents, and discerning tourists drawn to its charming promenade, designer boutiques, and an array of high-end dining and entertainment options. It is within this exclusive ecosystem that this exceptional restaurant finds its home, benefiting from an enviably high footfall and a clientele accustomed to the very best.

The location of this establishment is, without exaggeration, its paramount asset. Occupying an excellent, prime, and perpetually sunny position, the restaurant is strategically placed within Sotogrande Marina’s busiest commercial area. This ensures continuous visibility and accessibility, translating into a constant stream of potential diners throughout the day and into the evening. The south-facing orientation guarantees an abundance of natural light, enhancing the dining experience and providing a warm, inviting atmosphere, quintessential Southern Spanish allure. Imagine guests enjoying exquisite cuisine under the glorious Spanish sun, with the gentle sea breeze and the mesmerizing backdrop of luxury yachts in the marina – an idyllic setting rarely available.

The commercial premises span an impressive 200 square meters, offering a versatile and spacious interior ripe for sophisticated design and an exceptional guest experience. This generous footprint allows for multiple dining zones, a stylish bar area, and a well-appointed kitchen, all designed to accommodate a high volume of patrons while maintaining an intimate and luxurious ambiance. The potential for interior design is boundless, enabling a new owner to craft a unique identity that resonates with Sotogrande’s upscale clientele, whether it be fine dining, a chic bistro, or a contemporary culinary concept. Every square meter of this space can be optimized to create an unforgettable gastronomic journey.

A standout feature of this restaurant is its sizeable outside terrace – an indispensable asset in the climate of Southern Spain. This expansive al fresco dining area, also benefiting from the prime sunny location, provides ample space for guests to enjoy meals outdoors, soaking in the vibrant atmosphere of the Marina. Such a substantial terrace significantly extends the restaurant's capacity and appeal, making it an ideal venue for year-round dining, social events, and capturing the essence of Mediterranean living. This outdoor space is not merely an extension but a crucial component of the dining experience, offering captivating views and an unparalleled sense of place.

Beyond the primary dining areas, the property boasts an additional 200 square meters dedicated to essential operational support. This extensive ancillary space is a significant advantage, providing ample room for comprehensive storage, ensuring seamless back-of-house operations. It includes state-of-the-art walk-in fridges and freezers, crucial for maintaining high food quality and efficient inventory. Furthermore, this substantial back-of-house area incorporates well-appointed staff facilities, vital for the comfort and efficiency of your culinary and service teams. These dedicated spaces, including changing rooms and restrooms, underscore the property's readiness for immediate, high-level operation.

This leasehold transfer (traspaso) offers a rare ‘turnkey’ solution for an aspiring restaurateur or a seasoned hospitality group looking to establish a prominent presence in one of Europe’s most prestigious locations. The existing infrastructure, coupled with the prime location, significantly reduces initial setup complexities. The opportunity to acquire a fully fitted or easily adaptable commercial space in such a high-demand area presents an attractive proposition for those seeking a swift entry into a lucrative market. Sotogrande Marina continues to grow in stature and popularity, guaranteeing a robust and affluent customer base for a well-managed and expertly curated dining experience.

Investing in Sotogrande is not just about real estate; it’s about investing in a lifestyle and a thriving economic environment. The region benefits from consistent tourism, a strong expat community, and a calendar full of high-profile events, from international

polo tournaments to yachting regattas, all of which drive demand for premium hospitality services. This restaurant is perfectly positioned to capitalize on these dynamics, offering an exceptional return on investment for the right visionary. The terms of the leasehold are subject to contract, and comprehensive details will be provided to serious, qualified inquiries upon request.

Luxury Realty invites you to explore this exceptional commercial venture. This is more than just a restaurant; it’s a canvas for culinary excellence, a hub for social gatherings, and a strategic investment in the vibrant heart of Southern Spain’s luxury landscape. Do not miss this exclusive opportunity to own a piece of Sotogrande's prestigious commercial fabric. Contact us today to arrange a private viewing and discover the full potential of this magnificent offering. Your next culinary empire awaits in the sun-kissed Sotogrande Marina.

Details

Reference	R4608388	Property Type	Commercial
Status	Sale	Price	550,000 €
Bedrooms	by request	Bathrooms	by request
Build size	200 m²	Plot Size	–
Terrace	200 m²	Parking places	by request