

ESTEPONA

350,000 €

REFERENCE R5245705

Exceptional Gastronomic Venture: Prime Commercial Premises in the Heart of Estepona

1

BATHROOMS

110 m²

BUILT













Description

Discover Unrivalled Potential in Estepona's Vibrant Centre

Luxury Realty proudly presents a distinguished investment opportunity in the highly sought-after centre of Estepona, a jewel nestled on the sun-drenched coast of Southern Spain. Known affectionately as the "Garden of the Costa del Sol," Estepona offers an enchanting blend of traditional Andalusian charm, pristine beaches, and a burgeoning modern infrastructure. Its picturesque old town, vibrant marina, and growing reputation as a gastronomic destination attract a year-round influx of discerning tourists and residents alike, creating an exceptionally fertile ground for thriving businesses. This commercial premises is strategically positioned to capitalise on Estepona's dynamic growth and its allure as a premier destination in Spain.

A Turnkey Gastronomic Powerhouse: Ready for Immediate Operation

Spanning an efficient 100 square metres, this exceptional commercial unit is more than just a space; it is a fully equipped, meticulously prepared platform for an ambitious culinary enterprise. The layout is thoughtfully designed, comprising several distinct rooms that ensure optimal workflow and operational versatility. From a dedicated customer-facing shop area to a private office space for administrative tasks and management, every square meter has been considered to maximise functionality and convenience. The property's street-facing window offers excellent visibility, allowing for captivating displays and inviting interaction with the constant flow of pedestrians.

At the core of this outstanding offering is a professional-grade, fully fitted industrial kitchen. This is not merely a basic setup, but a robust culinary hub engineered for high-volume production and adherence to the strictest hygiene standards. Complementing this is a state-of-the-art cold room, complete with a powerful refrigerator, providing ample storage capacity crucial for maintaining the freshness and quality of ingredients. This critical infrastructure is invaluable for any food-related business, significantly reducing start-up costs and allowing for immediate, high-quality operations from day one.

The Golden Ticket: Highly Valuable and Fully Valid Licences

One of the most compelling features of this property, and indeed its greatest asset, is the possession of highly coveted and fully valid licences issued by the prestigious Andalusian Regional Government. These include a specific licence to serve takeaway food, a business model that has proven resilient and profitable in today's market. Furthermore, and perhaps even more uniquely valuable, is the special licence permitting the cooking of seafood and shellfish. This opens up an exciting array of niche possibilities, from a gourmet seafood deli to a specialised takeaway restaurant focusing on the exquisite bounty of the Mediterranean. The peace of mind that comes with knowing all necessary permits and registrations are current and in full compliance cannot be overstated, eliminating lengthy bureaucratic delays and allowing for an instantaneous launch of your culinary vision.

The strategic location of this establishment further elevates its investment appeal. Situated on a street with high foot traffic, the premises benefits from unparalleled exposure. This constant stream of potential customers, whether local residents, international visitors exploring the town, or beach-goers, provides a built-in audience for any business. The prominent street-facing presence ensures maximum visibility, making it an ideal spot for brand building and direct customer engagement, translating directly into enhanced sales opportunities and sustained profitability.

An Investment in Estepona's Flourishing Future

Estepona's trajectory as a premier destination for both tourism and residential living continues to ascend, driven by strategic urban planning and a commitment to quality of life. Investing in this commercial premises is not merely acquiring a property; it is securing a foothold in a vibrant, growing market. The established infrastructure, the premium kitchen, and especially the rare and valuable licences make this a truly turnkey solution for restaurateurs, entrepreneurs, or investors seeking a robust asset with significant income potential. Whether your vision is to establish a high-end takeaway, a specialised seafood catering service, or a unique gourmet food store, this location and its inherent features provide the ideal foundation for success.

Key Features at a Glance:

- **Prime Location:** Situated in the bustling centre of Estepona, Southern Spain, on a high foot traffic street.
- **Spacious & Efficient:** 100 square metres of versatile floor space, thoughtfully divided into multiple rooms.
- **Industrial Kitchen:** Fully equipped, professional-grade kitchen ready for immediate, high-volume operations.
- **Optimal Storage:** Dedicated cold room with refrigerator for superior food preservation.
- **Valuable Licences:** Valid Andalusian Regional Government licences for takeaway food and seafood/shellfish cooking, ensuring immediate legal operation.
- **Strategic Layout:** Includes a dedicated office, a customer-facing shop area, and a prominent street-facing window.
- **Turnkey Opportunity:** Ready to operate from day one, saving significant time and investment in renovations and permitting.

This is a rare opportunity to acquire a fully operational and highly compliant commercial unit in one of the Costa del Sol's most desirable locations. Luxury Realty invites discerning investors and ambitious entrepreneurs to explore the full potential of this exceptional Estepona offering. Secure your future in gastronomy where location, quality, and legal compliance converge for unparalleled business success.

Details

Reference	R5245705	Property Type	Commercial
Status	Sale	Price	350,000 €
Bedrooms	by request	Bathrooms	1
Build size	110 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning