

MARBELLA

120,000 €

REFERENCE R5335399

An Unparalleled Gastronomic Opportunity: Leasehold Restaurant in the Heart of Marbella, Southern Spain

3	120 m²	70 m²
BATHROOMS	BUILT	TERRACE







Description

Luxury Realty is proud to present an extraordinary opportunity for discerning entrepreneurs and visionary restaurateurs seeking to establish or expand their presence in one of Europe's most coveted destinations. Nestled in the vibrant and prestigious heart of Marbella, this restaurant leasehold offers a turnkey solution in a location synonymous with luxury, high foot traffic, and an affluent, international clientele. This is more than just a space; it's a gateway to culinary success in the sun-drenched landscape of Southern Spain.

Marbella, a jewel of the Costa del Sol, is renowned globally for its opulent lifestyle, breathtaking Mediterranean scenery, and a dynamic tourist industry that thrives year-round. It attracts a sophisticated mix of international residents, high-net-worth visitors, and discerning locals, all seeking premium dining experiences. The town boasts a rich gastronomic scene, from traditional Spanish fare to avant-garde cuisine, making it an ideal environment for a new culinary venture to flourish. The strategic location of this establishment, precisely in the bustling center of Marbella, positions it perfectly to capture this diverse and lucrative market.

Being situated in the "center of Marbella" is a crucial advantage. This means proximity to the iconic Orange Square, the charming Old Town with its labyrinthine streets, high-end boutiques, luxury hotels, and the renowned Paseo Marítimo. Such a central position guarantees exceptional visibility and constant pedestrian flow, essential ingredients for any successful restaurant. Patrons will find it easily accessible, whether they are strolling from their luxury apartments, enjoying a day of shopping, or exploring the cultural landmarks that define this glamorous Andalusian city.

The premises themselves span two meticulously designed floors, offering a total of 120 square meters of prime commercial space, thoughtfully laid out to maximize operational efficiency and customer comfort. The design philosophy behind this establishment allows for immediate operation, significantly reducing the initial investment and time typically associated with opening a new restaurant. Every detail has been considered to provide a seamless transition for the new owner, from the fully equipped operational areas to the inviting customer spaces.

The ground floor, encompassing 60 square meters, is the heart of the restaurant's public-facing operations. Here, one discovers a fully equipped bar, ready to craft exquisite cocktails and serve a curated selection of wines and spirits, contributing significantly to the overall ambiance and revenue. Adjacent to this is a state-of-the-art, fully equipped kitchen. This professional-grade culinary space is designed to support a wide range of gastronomic concepts, from high-volume casual dining to fine dining, allowing for immediate execution of any ambitious menu. The inclusion of a conveniently located restroom on this floor ensures comfort and accessibility for all patrons.

Perhaps the most enticing feature of the ground floor, and a true rarity in such a prime Marbella location, is the expansive terrace. This outdoor dining area boasts a highly sought-after license for 17 tables, providing ample space for al fresco dining. In a climate like Southern Spain's, where outdoor living is celebrated year-round, a licensed terrace is an invaluable asset. It allows for increased seating capacity, creates a desirable atmosphere, and significantly enhances the restaurant's appeal, offering guests the quintessential Mediterranean dining experience under the Marbella sun or stars.

Descending to the basement level, which also spans 60 square meters, reveals an intelligently designed support area that greatly enhances the restaurant's functionality and versatility. This floor is equipped with two additional, well-appointed bathrooms, ensuring adequate facilities for both staff and customers, particularly during peak hours. The presence of multiple restrooms across both floors contributes to a higher standard of service and convenience, a hallmark of luxury establishments.

The basement further features a highly adaptable multi-purpose room. This flexible space can be transformed to suit various needs, whether it be a private dining area for intimate gatherings, a dedicated staff room, an administrative office, or even a specialized wine cellar to showcase premium selections. Its versatility adds significant value, allowing the business to expand its offerings or optimize internal operations. Complementing this is a dedicated storage room, an essential component for efficient inventory management, ensuring that supplies are always on hand without encroaching on prime operational areas.

This leasehold presents an exceptional and low-risk entry point into Marbella's thriving hospitality market. As a leasehold, it offers the right to operate the business within the existing premises under specified terms, making it an attractive option for entrepreneurs eager to capitalize on an established location without the higher capital outlay of purchasing freehold property. The operational readiness of the premises means that the new owner can commence trading almost immediately, generating revenue from day one and capitalizing on the existing infrastructure and highly desirable terrace license.

The financial proposition for this remarkable opportunity is highly competitive. The asking price for this leasehold, including all the aforementioned facilities and the invaluable terrace license, is €135,000. Coupled with a very reasonable monthly rent of €2,200 (VAT included), this represents a compelling investment in a prime location in one of the most affluent areas of Southern Spain. These figures underscore an attractive balance between initial investment and ongoing operational costs, positioning this restaurant for significant profitability in Marbella's bustling dining scene.

This is a rare chance to acquire a fully operational, strategically located restaurant in the heart of Marbella, poised for immediate success. Whether you envision a chic tapas bar, a sophisticated gourmet eatery, or a vibrant international cuisine spot, this versatile space provides the perfect canvas. With its prime location, ready-to-use facilities, and a highly desirable outdoor dining area, this leasehold is not just a business; it’s an investment in a lifestyle and a guaranteed future in the flourishing gastronomic landscape of Southern Spain. Luxury Realty invites serious investors and passionate restaurateurs to explore this unparalleled opportunity.

Details

Reference	R5335399	Property Type	Commercial
Status	Sale	Price	120,000 €
Bedrooms	by request	Bathrooms	3
Build size	120 m²	Plot Size	–
Terrace	70 m²	Parking places	by request

Features

Air conditioning, Heating, Alarm system, Investment