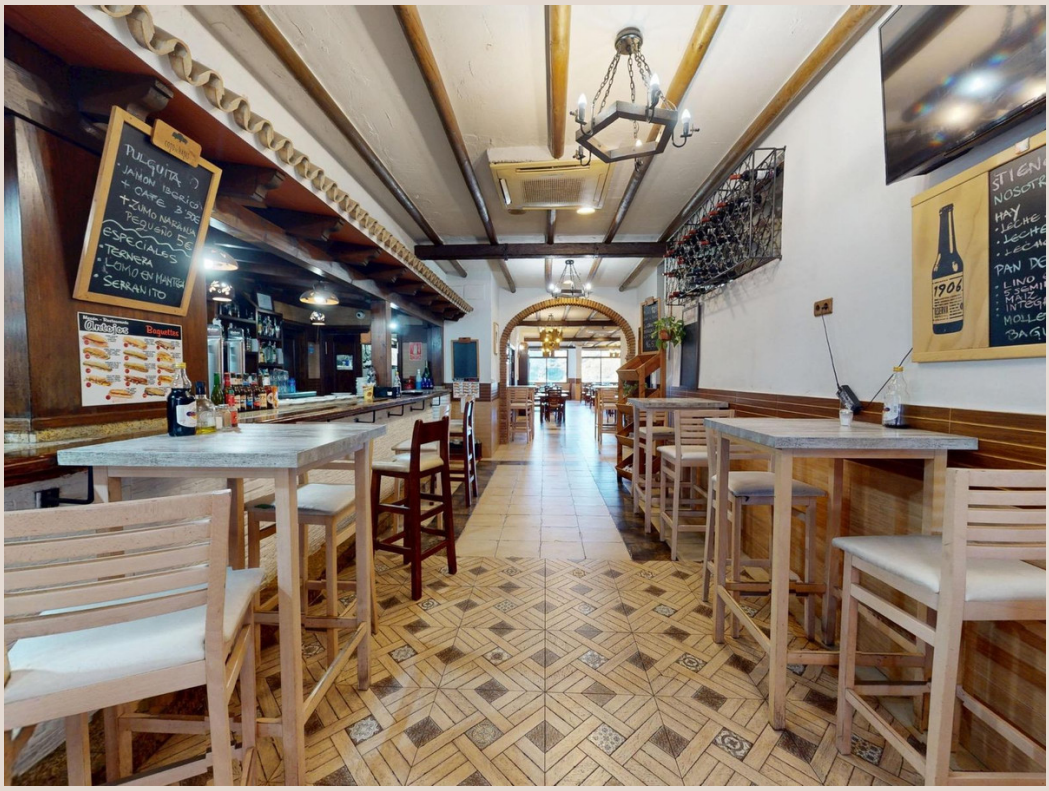

BENALMADENA

800,000 €

REFERENCE R5374708

Exclusive Turnkey Restaurant Opportunity in Vibrant Benalmádena, Southern Spain

2

BATHROOMS

321 m²

BUILT













Description

Luxury Realty is proud to present an unparalleled investment opportunity: an expansive 321 m² commercial premises now available for acquisition in the highly sought-after coastal town of Benalmádena. Nestled in a prime, strategic location, this property currently operates as a successful restaurant, offering a rare chance to step into a thriving business without the burdens of initial setup, extensive renovations, or significant upfront investment.

Benalmádena, a jewel of the Costa del Sol in Southern Spain, is renowned for its stunning Mediterranean beaches, vibrant marina, picturesque old town, and a dynamic tourist industry that ensures year-round visitor traffic. This strategic positioning guarantees exceptional visibility and a continuous flow of potential clientele, making it an ideal locale for a hospitality venture. The region itself is a global magnet for discerning travellers and residents alike, celebrated for its exquisite gastronomy, sun-drenched climate, and high quality of life. Owning a business here means tapping into an established market with a robust demand for quality dining experiences.

This magnificent commercial space is far more than just a property; it's a fully operational, ready-to-profit enterprise. Every detail has been meticulously considered to ensure a seamless transition for the new owner, positioning it as an ideal venture for both seasoned investors and ambitious hospitality professionals.

Exceptional Features That Define This Opportunity:

Valid Restaurant License: One of the most significant advantages of this offering is the fully valid and current restaurant license. This invaluable asset eliminates the often complex, time-consuming, and costly bureaucratic hurdles associated with obtaining new permits, allowing for immediate, uninterrupted operation and instant revenue generation from day one. It represents peace of mind and an expedited path to profitability.

Thoughtfully Designed Functional Spaces: The premises boast intelligently laid-out spaces, crafted for both efficiency and customer comfort. It includes two impeccably maintained bathrooms, ensuring convenience and high standards for all patrons. A standout feature is the elegant private dining room, a versatile space perfect for hosting exclusive celebrations, corporate events, banquets, or intimate gatherings. This adds a layer of exclusivity and significantly enhances the potential for diverse revenue streams.

Coveted Private Terrace: Complementing the interior is a charming private terrace, an essential amenity in a sunny destination like Benalmádena. This coveted outdoor area not only expands the total seating capacity but also offers a delightful al fresco dining experience, attracting more customers and creating a captivating ambiance under the Mediterranean sky. It's a magnet for diners seeking to enjoy fine food in a pleasant outdoor setting.

Fully Equipped and Furnished: The purchase includes all necessary furniture and state-of-the-art kitchen equipment. From cooking stations to stylish dining sets, every item required for a fully operational restaurant is present and in excellent condition. This comprehensive inventory means zero initial capital outlay for equipment or furnishings, guaranteeing a truly turnkey solution where you can begin serving customers immediately.

Sustainable Energy Efficiency: Demonstrating a forward-thinking approach to operations, the premises are equipped with modern solar panels. This commitment to sustainability not only reduces the environmental footprint but also translates into substantial financial savings. With estimated electricity savings of approximately €500 per month, these panels significantly enhance the business's profitability and appeal to eco-conscious clientele.

This is more than just a commercial property; it is a secure, profitable, and fully operational business located in one of the most desirable and economically vibrant areas of the Costa del Sol. It represents an exceptional chance for discerning investors seeking a robust asset with strong capital appreciation potential, and for hospitality professionals eager to acquire a proven, high-performing venture without the typical start-up challenges.

Do not miss this singular opportunity to acquire a prime piece of Benalmádena's thriving commercial landscape. We invite you to experience the potential first-hand.

For further information, a comprehensive viewing of the premises, or to discuss this exceptional offering, please do not hesitate to contact Luxury Realty today. Embark on your next successful venture with confidence.

Important Information Regarding Purchase Costs:

The indicated price for this property does not include applicable taxes or standard purchase costs. Buyers should be aware that the transaction will be subject to a 7% Property Transfer Tax (ITP), in addition to notary fees (estimated between 0.3% and 0.5%) and Land Registry fees (estimated between 0.1% and 0.3%) based on the purchase price.

The amounts provided are for informational purposes only and may vary slightly depending on the specific conditions of the transaction and current governmental regulations.

Approximate Purchase Costs for this Property (based on the advertised price):

- ITP (7%): €56,000
- Notary Fees: Between €2,400 (0.3%) and €4,000 (0.5%)
- Land Registry Fees: Between €800 (0.1%) and €2,400 (0.3%)

Luxury Realty is pleased to confirm that the acquisition of this property entails no real estate agency fees for the buyer, further enhancing the attractiveness of this already compelling investment.

Details

Reference	R5374708	Property Type	Commercial
Status	Sale	Price	800,000 €
Bedrooms	by request	Bathrooms	2
Build size	321 m²	Plot Size	–
Terrace	–	Parking places	by request