


FUENGIROLA

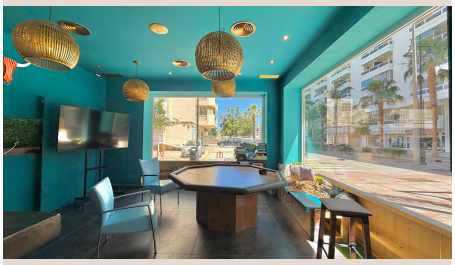
750,000 €

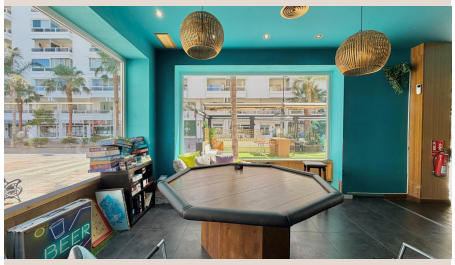
REFERENCE R5419564

# Unrivaled Commercial Opportunity: Expansive Bar & Entertainment Venue in Fuengirola Centro

243 m²

BUILT

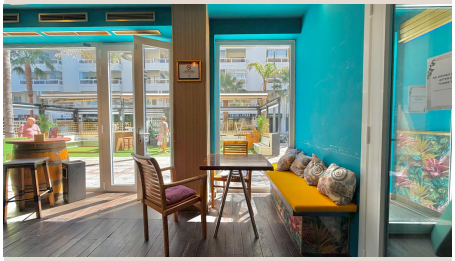










# Description

## Unrivaled Commercial Opportunity: Expansive Bar & Entertainment Venue in Fuengirola Centro

Discover an extraordinary commercial property for sale with Luxury Realty, ideally positioned in the vibrant heart of Fuengirola, a gem of the Costa del Sol in southern Spain. This exceptional bar, boasting an impressive 243 m², represents a significant investment opportunity within one of the most dynamic and sought-after coastal towns. Its strategic location on the second line of the beach places it at the epicentre of tourist activity and local life, guaranteeing unparalleled visibility and a consistent influx of patrons.

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Fuengirola, renowned for its golden beaches, historical Sohail Castle, and bustling promenade, is a premier tourist destination that attracts millions of visitors annually from across Europe and beyond. Nestled in Andalucía, this charming municipality effortlessly blends traditional Spanish culture with modern amenities, creating a vibrant atmosphere year-round. Its excellent transport links, including a direct train service to Malaga Airport, make it easily accessible, further enhancing its appeal as a global hotspot. The town thrives on its hospitality sector, with a diverse demographic of long-term residents, seasonal workers, and holidaymakers ensuring a continuous demand for quality dining and entertainment venues. Investing in Fuengirola is not merely acquiring a property; it's securing a stake in a flourishing economy and a lifestyle defined by sunshine and vivacity.

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The establishment itself is a generously proportioned venue, spanning a substantial 243 square meters, offering a vast and versatile space rarely found in such a prime location. This expansive footprint provides immense flexibility for a new owner to conceptualize and develop a unique commercial vision. Whether transforming it into a high-end cocktail lounge, a chic restaurant with an energetic bar component, a multi-concept entertainment hub, or maintaining its current identity as a vibrant bar, the possibilities are boundless. The interior layout can be meticulously designed to feature distinct zones: a lively main bar area, comfortable seating arrangements for intimate gatherings, perhaps a small stage for live performances, and ample space for a dance floor. The sheer scale allows for an elevated patron experience, from relaxed daytime services to exhilarating evening entertainment, ensuring maximum profitability.

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The strategic positioning of this venue is one of its most compelling attributes. Situated just steps from the glittering Mediterranean Sea, it benefits immensely from its proximity to Fuengirola’s iconic beachfront promenade, a constant hive of activity. Crucially, the premises are enveloped by a dense concentration of luxury hotels, boutique accommodations, and a myriad of renowned restaurants. This synergistic environment ensures an exceptionally high volume of both pedestrian and tourist traffic throughout the day and well into the night. Guests from neighbouring hotels frequently seek out local entertainment, while diners from surrounding eateries often look to extend their evenings. This built-in customer base significantly reduces the marketing overhead and guarantees a steady, reliable flow of potential customers, a critical factor for any successful hospitality venture.

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A key differentiator for this commercial offering is the invaluable operational readiness it presents. The property comes complete with all necessary licenses and permits meticulously in place, including the highly coveted music permit. This crucial authorization allows for extended operating hours, a significant advantage in the competitive nightlife sector. Specifically, the establishment is licensed to play music until 04:00 AM on weekends and until 03:00 AM on weekdays. This extended schedule provides an immense boost to revenue generation, enabling the venue to cater to the late-night crowd and maximize its earning potential. The absence of the often-arduous and time-consuming process of acquiring such permits means that a new owner can commence operations swiftly and seamlessly, capitalizing on the immediate market demand without delay.

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From an investment perspective, this property represents a rare and exceptionally promising opportunity. Fuengirola's real estate market, particularly within its commercial hospitality sector, demonstrates robust growth and resilience. The combination of a prime beachfront-adjacent location, an expansive 243 m² versatile space, and pre-existing, fully approved licenses, including extended music hours, creates a highly desirable asset. The consistent tourist influx, coupled with a solid local community,

guarantees sustained demand for quality entertainment and dining. This is not merely a purchase; it's an acquisition of a fully operational, high-potential business model in a flourishing market. For the discerning investor or ambitious entrepreneur seeking to establish a prominent presence in one of Spain's most dynamic coastal cities, this bar offers a compelling proposition for strong returns and long-term value appreciation.

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Imagine the possibilities: a sophisticated gastropub serving innovative cuisine and craft beers, an elegant lounge bar with live jazz or DJ sets, or a vibrant late-night club that becomes a benchmark for entertainment on the Costa del Sol. The generous dimensions allow for creative divisions of space – perhaps a chic terrace area (subject to local regulations), private VIP sections, or a dedicated performance stage. The inherent flexibility of this substantial venue, combined with its operational readiness, empowers you to bring a grand vision to life. This is more than just a bar; it is a canvas for an unparalleled entertainment experience waiting to be crafted into Fuengirola’s next iconic establishment, poised to attract a diverse clientele seeking premium leisure and nightlife. An opportunity of this caliber in such a sought-after location is truly exceptional and warrants immediate attention.

## Details

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| Reference | R5419564 | Property Type | Commercial |
| Status | Sale | Price | 750,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | 243 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Sea views