

ESTEPONA

135,000 €

REFERENCE R5462080

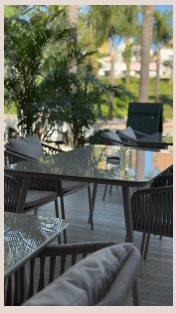
Prime Turnkey Café-Restaurant Business for Transfer on Estepona's New Golden Mile

128 m²

BUILT

60 m²

TERRACE













Description

Luxury Realty proudly presents an unparalleled opportunity: a thriving, fully operational café-restaurant business in Estepona, Southern Spain. Positioned directly on the prestigious New Golden Mile, within the exclusive Las Salinas residential enclave, this offering represents a true turnkey investment for the discerning entrepreneur. Estepona, a jewel of the Costa del Sol, is renowned for its idyllic climate, stunning beaches, vibrant culture, and burgeoning international community, making it a prime destination. This strategic setting ensures a constant stream of clientele, combining a strong local base with dynamic visitor influx.

The "New Golden Mile" epitomizes luxury, stretching between Estepona and Marbella. Characterized by high-end developments, golf courses, and pristine beaches, it attracts a discerning international clientele. This exceptional business is strategically situated within a distinguished residential complex in Las Salinas, benefiting from an immediate catchment area of approximately 650 high-quality apartments. This built-in, affluent customer base ensures consistent daily trade. The property also boasts unparalleled accessibility, close to the Mediterranean Sea, a taxi rank, and a spacious, free parking area, eliminating logistical hurdles for patrons. This combination of density, tourist appeal, and excellent infrastructure positions the establishment for sustained success.

The meticulously maintained interior spans a generous 128 m², designed for a comfortable, inviting atmosphere. An expansive 60 m² covered terrace complements this, perfect for year-round al-fresco dining, allowing guests to soak in Estepona's superb climate. This outdoor space significantly enhances the venue's appeal and capacity. The business comes with a fully equipped, professional-grade kitchen, ready for immediate high-volume operation. All necessary furniture and equipment are included, ensuring a seamless transition for the new owner without additional capital expenditure. This offering underscores its true 'turnkey' nature.

The financial framework for this prime venture is transparent. The transfer price (traspaso) is €135,000, representing exceptional value for a fully operational business in such a prime location. Monthly rent is a competitive €2,550 + 21% VAT, subject to the applicable 19% withholding tax, making operational overhead predictable and manageable.

Beyond tangible assets, this business offers invaluable operational advantages. It is a firmly established, fully operational entity, with a proven track record and loyal customer base. A significant benefit is the availability of the existing professional team, ensuring continuity and a smooth handover. Furthermore, the transfer includes all proprietary recipes and comprehensive business know-how, equipping the new owner with tools and insights to maintain and elevate current high standards. This intellectual property transfer is crucial for preserving its unique identity and operational efficiency.

The regulatory landscape is equally favourable, with licences secured for extensive operating hours, from 06:00 to 02:00. This generous timeframe provides immense flexibility for diverse revenue streams, catering to early risers, lunchtime crowds, and late-evening diners. The business holds a valuable tobacco sales licence, offering an additional profit centre. For those considering expanding entertainment, a music licence can be obtained relatively easily, further enhancing the venue's appeal. These established licences reduce significant barriers to entry and accelerate profitability.

In summary, this represents an outstanding turnkey business opportunity in a highly desirable, well-established residential area with a strong, diverse customer base. The strategic location on Estepona's New Golden Mile, combined with convenient access, excellent visibility, and the comprehensive transfer of all assets, team, and knowledge, underscores its immense commercial potential. For an investor or experienced restaurateur looking to capitalize on the vibrant lifestyle and strong economic growth of the Costa del Sol, this café-restaurant offers a rare chance to acquire a fully functional, profitable enterprise with immediate income generation capabilities. Do not miss the chance to step into a thriving venture in one of Southern Spain's most dynamic and beautiful coastal towns. Contact Luxury Realty today to explore this exceptional investment.

Details

Reference	R5462080	Property Type	Commercial
Status	Sale	Price	135,000 €

Bedrooms	by request	Bathrooms	by request
Build size	128 m²	Plot Size	–
Terrace	60 m²	Parking places	by request

Features

Air conditioning, Parking