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FUENGIROLA

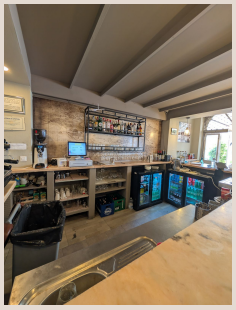
180 000 €

[redacted] R5470432

[redacted] Fuengirola

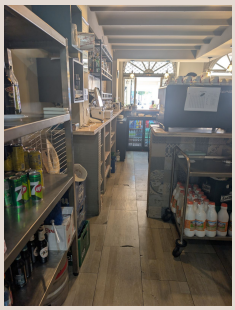
2	3	122 m²	20 m²
[redacted]	[redacted]	[redacted]	[redacted]













[redacted]

Beachfront Restaurant in Fuengirola – Established Business for Transfer Excellent opportunity to take over an established restaurant located directly on Fuengirola's seafront promenade, in a prime beachfront position with a high volume of both residents and tourists throughout most of the year. The restaurant is currently fully operational and is being transferred completely equipped and ready to continue trading from day one, with no need for major refurbishment or significant additional investment. Capacity and Layout The premises offer approximately **96 m² of interior space**, including a spacious dining area equipped with **air conditioning**. The restaurant has an approximate capacity of **48 seated guests, plus a bar area**. Outside, there is an attractive **covered terrace with space for 8 tables**, which can be used throughout most of the year thanks to the excellent Costa del Sol climate and the restaurant's exceptional seafront location. The premises also include a **second floor**, where the customer toilets and storage areas are located, including **two large storage rooms** that provide excellent space for stock management and the day-to-day operation of the business. Recently Renovated and Fully Equipped Kitchen The kitchen is fully prepared for immediate operation and has recently benefited from several important upgrades: * **New extraction system and commercial extractor hood.** * **Fire suppression system installed.** * **New cooking ranges.** * **New deep fryers.** * Professional **refrigerated and freezer storage cabinets**. * Fully equipped professional kitchen. * **Fully compliant commercial extraction and flue system.** This makes the premises particularly attractive for anyone looking to take over an established restaurant and start trading immediately. Licence and Documentation Fully Up to Date The restaurant holds a **valid operating licence**, with all the corresponding documentation in place, including the extraction system and commercial flue. All relevant documentation can be provided for verification. A **new accessible toilet for customers with reduced mobility** has also recently been installed in accordance with current regulations. Exceptional Location Its position directly on Fuengirola's seafront promenade provides the restaurant with **excellent commercial visibility and a constant flow of potential customers**, including both tourists and local residents. The premises are suitable for continuing the existing restaurant business or for developing a wide range of food and beverage concepts, including Mediterranean or international cuisine, café, brunch, gastrobar or other hospitality formats. Highly Competitive Rent One of the key advantages of this business is the **monthly rent of just €1,800**, which is particularly competitive considering its prime beachfront location in Fuengirola. In addition, the premises benefit from a **lease agreement valid until 2040**, providing [redacted]valuable [redacted]long-term [redacted]stability [redacted]and security [redacted]for [redacted]the [redacted]future [redacted]operator [redacted]of the [redacted]business. **Further [redacted]information and [redacted]viewings [redacted]are available [redacted]strictly [redacted]by [redacted]appointment, [redacted]with maximum discretion [redacted]as [redacted]the [redacted]business [redacted]is [redacted]currently [redacted]trading.**.

[redacted]

[redacted]	R5470432	[redacted] [redacted]	[redacted] [redacted]
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[redacted]	2	[redacted]	3
[redacted]	122 m²	[redacted]	–
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[redacted] [redacted], [redacted], [redacted] [redacted] [redacted], [redacted], [redacted]

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