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Commercial in Estepona

Reference: R2302985



Bedrooms: by request
Bathrooms: by request
M² Build size: 145
Price: 600,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:








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Overview:

Luxury Realty proudly presents a rare and compelling investment opportunity: a meticulously maintained bar located in the heart of Estepona, a gem on Spain's illustrious Costa del Sol. This establishment offers a unique blend of strategic location, premium amenities, and immediate operational readiness, making it an ideal acquisition for the discerning investor seeking a high-yield asset in Southern Spain's thriving hospitality sector.

Estepona, often referred to as the "Garden of the Costa del Sol," is a municipality that beautifully merges traditional Andalusian charm with modern sophistication. Nestled on the western side of the Costa del Sol, this vibrant town boasts a picturesque old town with whitewashed streets adorned with flowers, a bustling marina, and over 20 kilometers of pristine beaches. Its appeal extends to both international tourists and affluent residents, drawn by the glorious Mediterranean climate, the laid-back yet luxurious lifestyle, and a rich cultural tapestry. The consistent influx of visitors throughout the year ensures a robust demand for high-quality dining and entertainment venues, positioning this bar perfectly to capitalize on Estepona's enduring popularity and continuous growth as a premier destination in Southern Spain.

The strategic setting of this bar is truly unparalleled. Situated within a prime commercial area, its location guarantees high visibility and substantial foot traffic, directly benefiting from its esteemed beachside position. Imagine patrons enjoying refreshing drinks just steps away from the azure waters of the Mediterranean, creating an irresistible allure that few other establishments can match. This commercial prominence ensures constant exposure to both local clientele and the affluent tourist market, establishing a foundation for consistent revenue generation. The harmonious blend of a vibrant commercial environment with the serene beauty of the coastline offers an exceptional backdrop for a successful hospitality venture.

Spanning an impressive 150 square meters of built interior space, this bar offers a thoughtfully designed layout optimized for maximum efficiency and patron comfort. The internal areas are spacious and inviting, providing ample room for various operational concepts, from a chic cocktail lounge to a vibrant gastro-bar, or a casual yet elegant eatery. The excellent condition of the premises means it is entirely ready for immediate operation, negating the need for extensive renovations or costly initial investments. Every detail has been meticulously cared for, reflecting a commitment to quality that aligns perfectly with the standards expected by Luxury Realty clients. This turnkey solution allows the new owner to seamlessly take over and commence business without delay, maximizing their return on investment from day one.

Complementing the generous interior is an expansive 100-square-meter terrace, an invaluable asset in the sun-drenched climate of the Costa del Sol. This substantial outdoor area is a major draw, providing abundant space for al-fresco dining, lively evening entertainment, or simply a relaxed setting for guests to enjoy the Spanish sunshine and sea breeze. The terrace significantly expands the bar's capacity and enhances its appeal, offering diverse options for customer seating and events. In a region where outdoor living is paramount, having such a spacious and well-appointed terrace is not merely a feature, but a fundamental component of the business's success and profitability, allowing for increased covers and a more memorable customer experience throughout the year.

Beyond its prime location and substantial footprint, this bar is equipped with modern conveniences essential for a successful operation. The property boasts comprehensive climate control, featuring both air conditioning for the warm summer months and central heating for cooler periods, ensuring optimal comfort for patrons and staff year-round. This commitment to comfort extends the operational season and enhances the overall customer experience. Furthermore, all essential utilities are fully connected and operational, including reliable electricity and readily available drinkable water, guaranteeing a smooth and uninterrupted business flow. These foundational elements underscore the property's readiness and contribute to its status as a robust and hassle-free investment.

Categorized as a bargain, a sound investment, and a true luxury offering, this property encapsulates the best of all worlds. Its "bargain" status reflects the exceptional value it presents for such a prime, ready-to-operate establishment in a coveted location. As an "investment," it promises strong returns given Estepona's flourishing tourism and residential market, ensuring a consistent stream of clientele. Finally, its "luxury" designation stems from its impeccable condition, superior amenities, and unparalleled location, aligning with the high standards expected by Luxury Realty's esteemed clientele. This is not merely a business; it is a strategic asset positioned for long-term growth and profitability.

The robust tourism industry of the Costa del Sol, coupled with Estepona’s growing reputation as a preferred destination, provides an unwavering foundation for this bar’s commercial success. From holidaymakers seeking authentic Spanish experiences to expatriates enjoying the vibrant local life, the demographic is diverse and continuously expanding. Investing in such a well-appointed, fully furnished, and perfectly located establishment is a shrewd move for anyone looking to capitalize on Spain's buoyant hospitality sector. This is an opportunity to acquire a turnkey business in a dynamic market, poised for sustained success and high profitability, perfectly suited for those seeking a premium lifestyle investment.

Luxury Realty specializes in connecting discerning investors with exclusive properties that offer both prestige and exceptional returns. This beachside bar in Estepona is a testament to our commitment to presenting only the finest opportunities on the market. It represents not just a business venture, but an entry into a desirable lifestyle, with the Mediterranean Sea as your backdrop and a thriving community at your doorstep. We invite serious inquiries from those ready to seize this remarkable chance to own a piece of Estepona's vibrant commercial landscape.

Features:

Air conditioning, Investment, None