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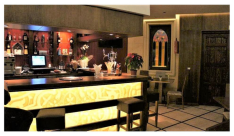
info@luxury-realty.com

Commercial in San Pedro de Alcántara

Reference: R4503556



Bedrooms: by request
Bathrooms: by request
M² Build size: 171
Price: 477,500 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional commercial property, strategically located in the heart of San Pedro de Alcántara, Southern Spain. This distinguished establishment, formerly a thriving restaurant, offers an unparalleled opportunity for a visionary entrepreneur or an established hospitality group to launch their next culinary masterpiece. While currently closed, its prime location and comprehensive infrastructure position it as a ready-to-transform canvas for a high-end dining concept, a chic café, or an exclusive lounge bar, poised to capture the discerning local and international clientele that defines the Costa del Sol.

Exquisite Design and Functional Layout for Supreme Hospitality

This magnificent property boasts a thoughtfully designed layout across two levels, optimizing both guest experience and operational efficiency. The main floor, accessible directly from the bustling street, unveils a spacious and elegantly appointed salon, perfectly complemented by a sophisticated bar area. This primary guest space is bathed in natural light, offering a versatile environment that can be tailored to suit a variety of ambiances, from a vibrant and contemporary eatery to an intimate fine-dining establishment. The existing infrastructure provides a solid foundation for immediate re-opening or a bespoke renovation, allowing for an effortless transition into a new culinary chapter. Imagine the possibilities for custom-designed interiors that reflect your brand's ethos, creating an inviting atmosphere that encourages repeat visits and establishes a benchmark for culinary excellence in the region.

Beyond the interior, the property presents the highly coveted potential for an exterior terrace. This invaluable asset offers the distinct advantage of al fresco dining, a beloved tradition in Southern Spain, allowing patrons to savor exquisite meals and refreshing beverages under the glorious Mediterranean sun or beneath the starlit sky. A well-designed terrace not only expands seating capacity but also enhances the overall appeal, drawing in passersby and creating a vibrant street presence, essential for any successful hospitality venture in a high-traffic area.

State-of-the-Art Subterranean Facilities and Exclusive Amenities

The lower level of this distinguished property is a testament to meticulous planning and functionality, housing the operational core of any successful restaurant. This subterranean space is home to a professional-grade kitchen, meticulously equipped to handle high-volume demands while ensuring seamless culinary execution. Adjacent to the kitchen, ample cold storage facilities, including commercial-grade fridges and freezers, provide essential support for extensive ingredient inventories, maintaining freshness and quality. The basement also incorporates well-appointed staff amenities and discreet, luxurious guest restrooms, ensuring comfort and privacy for all.

A true highlight of the lower level is the private lounge, an exclusive haven designed to accommodate intimate gatherings or VIP experiences for up to twelve discerning diners. This secluded space offers a unique opportunity for bespoke events, private parties, or an executive dining experience, adding an invaluable layer of luxury and exclusivity to the business. Accessibility to this lower level is effortlessly achieved via both a well-maintained staircase and a convenient lift, ensuring ease of movement for both staff and patrons, including those with mobility considerations – a crucial detail that underscores the property's premium design and functionality. This level's thoughtful integration of essential services with exclusive dining options underscores its potential as a comprehensive hospitality solution.

A Coveted Address in San Pedro de Alcántara: The Gem of the Costa del Sol

The strategic positioning of this commercial gem is undeniably one of its most compelling attributes. Situated in a very central location within San Pedro de Alcántara, the property benefits from high visibility and constant foot traffic. It is nestled amidst a vibrant ecosystem of other acclaimed restaurants, chic boutiques, and essential services, creating a synergistic environment that guarantees a dynamic flow of potential customers. This established commercial district ensures a built-in audience and a competitive yet collaborative atmosphere, ideal for a new or revitalized business.

San Pedro de Alcántara, part of the world-renowned municipality of Marbella in Southern Spain, is more than just a town; it is a lifestyle destination. It holds a cherished place in the hearts of its local residents, attracts a significant and affluent community of foreign residents, and is a perennial favourite among international tourists seeking the quintessential Mediterranean experience. This diverse demographic ensures a robust and year-round demand for high-quality dining and entertainment options. The town itself is experiencing a period of revitalization and growth, characterized by expansive, beautifully maintained public areas, a surge in luxurious new constructions, and a captivating, recently upgraded promenade that invites leisurely strolls and vibrant social activity. Investing in San Pedro de Alcántara means investing in a location defined by its unwavering popularity, affluent demographic, and a future brimming with potential. The allure of Southern Spain, with its unparalleled climate, rich culture, and sophisticated clientele, makes this an investment par excellence.

An Exclusive Investment Opportunity: Acquire the Entire Building

Luxury Realty is delighted to offer an exceptionally rare and attractive proposition: the possibility to acquire the entire building. This unique investment opportunity extends beyond the commercial premises to include two luxurious apartments situated above the restaurant. Such an acquisition provides not only a prime commercial asset but also the distinct advantage of additional revenue streams from residential rentals or the ultimate flexibility of owner occupancy. This integrated investment package offers unparalleled potential for dual income generation, future capital appreciation, and strategic asset consolidation in one of Southern Spain's most sought-after locations. Imagine the synergy of operating a thriving restaurant while enjoying the convenience and luxury of residential units within the same building, or capitalizing on the strong rental market for premium apartments in San Pedro. This comprehensive offering transforms a singular business venture into a multifaceted, robust investment portfolio. Do not hesitate to inquire about this extraordinary and seldom-available opportunity to secure a significant footprint in a prime Costa del Sol location.

Features:

None, Air conditioning, Heating, Investment, Resale