Terraced Townhouse in Estepona

Reference: R4821985



Bedrooms: 4	Bathrooms: 2	M² Build size: 180	Price: 1,295,000 €
Status: Sale	Property Type: Terraced Townhouse	Parking places: by request	M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional and rare opportunity to acquire a fully operational, exquisitely renovated restaurant in the vibrant and sought-after town of Estepona, nestled on the illustrious Costa del Sol in Southern Spain. This meticulously presented establishment offers an unparalleled blend of prime location, modern facilities, and immediate income potential, making it a compelling proposition for the astute investor seeking a turnkey solution in one of Spain's most dynamic culinary landscapes. This is more than just a property; it is an immediate gateway into the thriving hospitality sector of a highly desirable region, offering both a robust business foundation and a lifestyle defined by Mediterranean charm.

Estepona, often celebrated as the "Garden of the Costa del Sol," has blossomed into a sophisticated and charming destination, captivating visitors and residents alike with its pristine beaches, picturesque Old Town adorned with colourful flowers, and a cosmopolitan atmosphere. Its strategic position on the sun-drenched coast ensures a steady influx of international tourists and discerning locals year-round, creating a fertile ground for a thriving culinary business. This restaurant benefits immensely from its enviable setting within the town's bustling commercial area, guaranteeing high visibility and consistent footfall. Situated mere moments from charming local shops and the sparkling Mediterranean Sea, it offers the perfect backdrop for a dining experience that perfectly encapsulates the allure of Southern Spain. The gentle sea breeze and the vibrant energy of the town create an irresistible ambiance, inviting patrons to linger and enjoy the exceptional culinary offerings. Its location within a commercial hub ensures easy accessibility and exposure to a diverse clientele, from day-trippers to evening diners, cementing its status as a highly strategic investment.

Boasting a compact yet perfectly efficient internal built area of 50 m², the true jewel of this property is its magnificent 100 m² terrace. This expansive outdoor space, twice the size of the interior, provides an idyllic setting for al fresco dining under the Spanish sun or stars. Imagine an evening where guests can savour gourmet dishes and fine wines in a beautifully appointed outdoor lounge, enjoying the Mediterranean climate that allows for outdoor dining almost all year round. This generous terrace offers immense versatility, allowing for various configurations – from intimate dining zones to a vibrant cocktail area or a lively bar extension – maximising seating capacity and significantly enhancing the overall customer experience. It is a highly coveted feature on the Costa del Sol, providing a significant competitive advantage and extensive potential for increased revenue streams and memorable customer experiences that draw patrons back repeatedly.

The establishment stands in excellent condition, having undergone a recent, comprehensive renovation. This means prospective owners will inherit a modern, stylish, and fully compliant venue without the need for immediate capital expenditure or time-consuming refurbishments. The contemporary design and high-quality finishes create an inviting and sophisticated atmosphere, ready to welcome guests from day one. Every detail has been considered to provide a seamless and attractive environment for diners. Essential for comfort in the warm climate of Southern Spain, the property is equipped with state-of-the-art air conditioning, ensuring a pleasant and enjoyable environment for both diners and staff throughout all seasons, guaranteeing comfort even during the peak summer months.

Adding to its appeal, the restaurant features a dedicated bar area, which can serve as a stylish focal point for pre-dinner drinks, an independent cocktail lounge, or a casual spot for patrons to enjoy a refreshing beverage. This versatile inclusion enhances the restaurant's offering and broadens its potential clientele, allowing for diversified revenue streams beyond traditional dining. Furthermore, this is a truly turnkey operation, offered fully furnished with an exquisite selection of tasteful furniture that complements the sophisticated aesthetic of the recent renovation. The fully fitted kitchen is equipped with professional-grade appliances, ensuring efficiency and capability for a diverse culinary repertoire, ready to handle high volume and gourmet standards from day one. All essential utilities, including reliable electricity, drinkable water, and gas, are connected and fully functional, ensuring seamless operation from the moment of acquisition, providing peace of mind for the new proprietor.

For the discerning investor, this property represents an unparalleled investment opportunity. Initially categorized as an exceptional value and recently reduced, it now stands as an outstanding proposition in a highly competitive market. Estepona's property values and tourism sector continue to exhibit robust growth, promising significant returns on investment and long-term appreciation. This is not merely a purchase; it's an acquisition of an established business poised for immediate success and future expansion. The current attractive pricing reflects a strategic opportunity to enter the thriving culinary scene of the Costa del Sol at a remarkably advantageous entry point, particularly for a fully renovated, fully furnished, and fully equipped establishment in such a prime location. Seize this chance to own a piece of Estepona's gastronomic future, offering both a lucrative business venture and a desirable Mediterranean lifestyle. Contact Luxury Realty today to arrange a private viewing and explore the extensive potential of this magnificent offering, securing your place in the vibrant and growing market of Southern Spain.

Features:

None, Air conditioning, Investment