+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Villa in Estepona

Reference: R5063356



Bedrooms: 3
Bathrooms: 6
M² Build size: 523
Price: 2,800,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size:













Overview:

An Unrivaled Beachfront Legacy: Luxury Restaurant & Boutique Apartments in Estepona, Costa del Sol

Luxury Realty is proud to present an extraordinary investment opportunity: an iconic beachfront restaurant and chiringuito, majestically situated directly on the pristine shores of the Mediterranean Sea in Estepona, Southern Spain. This isn't merely a property; it is a thriving culinary institution and a true gem of the Costa del Sol, boasting completely unobstructed, panoramic sea views that stretch to the horizon in one of the most coveted and rapidly appreciating areas of the coastline. Its unparalleled location and established reputation make it a cornerstone asset for discerning investors or hospitality professionals.

The restaurant, a celebrated landmark in Estepona, currently operates at full capacity, enjoying a robust reputation built over years of dedicated service and culinary excellence. It comes fully equipped and meticulously appointed, ensuring a seamless transition for new ownership. With loyal clientele and a proven track record, this turnkey operation is poised for continued success from day one, requiring no additional capital investment. The expansive property comprises 500 m² of built area on a 370 m² plot. Every space is thoughtfully designed to be spacious, comfortable, and perfectly conditioned, allowing for efficient year-round operation, effortlessly accommodating peak seasons drawing global visitors to this sun-drenched region.

Beyond its acclaimed dining establishment, this exceptional complex offers significant additional revenue and unparalleled flexibility. Integrated seamlessly are two exquisitely renovated, contemporary tourist apartments, each finished to the highest standards of modern luxury. The first is a spacious two-bedroom, two-bathroom apartment, featuring an expansive front terrace with breathtaking, uninterrupted Mediterranean views – an ideal retreat or premium rental unit. The second is a charming one-bedroom, one-bathroom apartment, mirroring the same high-end finishes. Both residences hold official tourist rental licenses, ensuring immediate viability as income-generating assets. Furthermore, the entire complex holds a coveted hotel license, a critical advantage that opens a spectrum of possibilities, from bespoke holiday rentals to a sophisticated boutique hotel, catering to growing demand for luxury accommodation in Estepona.

The strategic location of this property in Estepona, often referred to as the 'Garden of the Costa del Sol,' is a cornerstone of its immense value. Estepona harmoniously blends traditional Andalusian charm with modern amenities, offering a vibrant marina, an enchanting old town, championship golf courses, and an array of luxury services. Its proximity to world-renowned destinations like Marbella and Puerto Banús, coupled with excellent connectivity to international airports in Malaga and Gibraltar, enhances its appeal to an affluent international clientele. Direct beachfront properties of this calibre are exceptionally rare and protected, making this offering truly exclusive and an appreciating asset in a competitive market.

However, the true magnificence of this offering lies in its extraordinary potential for transformation. Imagine reimagining the existing structure to create an even grander gastronomic destination: the apartments could be seamlessly integrated into the restaurant, paving the way for expanded, multi-level terraces that cascade towards the sea, or even the development of a spectacular rooftop dining area, offering an unparalleled al fresco experience under the Mediterranean stars. Alternatively, for those envisioning the ultimate private retreat, the entire property presents a unique opportunity to be converted into a magnificent, sprawling private beachfront residence. Envision an exclusive villa with direct, private sea access, expansive living spaces, bespoke amenities, and private gardens, all framed by breathtaking, endless azure views. This flexibility caters to a wide range of visions, from augmenting a successful business to crafting an unparalleled personal sanctuary.

This represents a truly unique investment opportunity with guaranteed profitability, anchored by its irreplaceable prime beachfront location, the strategic advantage of a comprehensive hotel license, and the inherent appeal of an already thriving, reputable business nestled in a privileged setting. It is the perfect acquisition for discerning investors, visionary hospitality groups, or ambitious entrepreneurs seeking a cornerstone asset in one of Europe’s most desirable destinations. With international projection and limitless possibilities, this Estepona treasure promises not just a return on investment, but a legacy of luxury and success.

Features:

Beachfront, None, Air conditioning, Sea views, None, Private garden, Investment