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Commercial in Estepona

Reference: R5073874



Bedrooms: by request	Bathrooms: 2	M² Build size: 140	Price: 290,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:

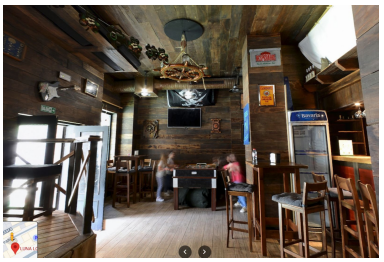












Overview:

Luxury Realty proudly presents an unparalleled opportunity to acquire the leasehold of a magnificent beachfront cocktail bar, strategically located in the highly sought-after coastal town of Estepona, nestled in the heart of Southern Spain's illustrious Costa del Sol. This isn't merely a business; it's an invitation to own a piece of paradise, a thriving establishment poised for continued success amidst breathtaking Mediterranean backdrops and a bustling local and international clientele.

Estepona, often celebrated as the 'Garden of the Costa del Sol', offers a perfect blend of traditional Andalusian charm and modern sophistication. Its pristine beaches, vibrant marina, and picturesque Old Town attract millions of tourists year-round, complemented by a significant expatriate community, ensuring a consistent, high-volume flow of potential patrons. The bar's exceptional positioning, benefiting from dual access via two distinct and highly popular streets, guarantees maximum visibility and unparalleled exposure in an area renowned for its lively atmosphere and continuous pedestrian activity.

This exceptional venue spans a generous 140 m² across a single, intelligently designed floor plan. Comprising two seamlessly connected premises, the interior space boasts an impressive capacity for 80 guests, offering an inviting and sophisticated ambiance perfect for an exquisite drinking and social experience. The versatile layout optimizes flow for both staff and customers. Additionally, the establishment includes two modern, well-maintained restrooms, contributing to the overall high standard of facilities and customer comfort.

The true allure of this offering lies in its extraordinary outdoor spaces, a defining feature that sets this establishment apart. The property is graced with not one, but two expansive terraces, collectively offering an unparalleled outdoor experience that caters to every preference. One terrace commands breathtaking, uninterrupted views directly overlooking the azure Mediterranean Sea and the golden sands of Estepona beach, creating an unforgettable atmosphere for guests to savor artisanal cocktails as the sun dips below the horizon. The second equally spacious terrace extends towards the opposing street frontage, benefiting from a bustling pedestrian promenade. This strategic dual access ensures continuous customer flow from both the serene beachfront and the lively town. Together, these two magnificent terraces collectively provide ample space to accommodate over 50 tables, offering dynamic environments for diverse clientele.

This cocktail bar is presented in impeccable, excellent condition, signifying a truly 'turnkey' operation. New owners can step in and commence trading immediately, benefiting from a well-established infrastructure and meticulously maintained premises. Security is paramount, with a robust door and closed-circuit security system, complemented by a modern alarm system for complete peace of mind. Comfort is assured year-round with efficient air conditioning throughout the interior. Furthermore, a dedicated storage room provides essential space for inventory and supplies, ensuring a smooth and organized operation. Crucially, the sale includes the coveted 'Cocktail Bar License', a vital asset that simplifies the acquisition process and guarantees immediate legal compliance, eliminating significant bureaucratic hurdles.

This exceptional leasehold opportunity is offered at a TRANSFER price of €290,000, with a competitive monthly RENT of €2,000 + VAT. This represents an outstanding investment in a prime, high-demand location, offering substantial potential for high returns given its unique positioning, operational readiness, and the enduring appeal of Estepona's thriving hospitality sector.

Seize this rare chance to own a signature establishment in one of Southern Spain's most enchanting coastal destinations. Contact Luxury Realty today to arrange a private viewing and discover the full potential of this magnificent beachfront cocktail bar.

Features:

Beachfront, None, Air conditioning, Heating, Sea views