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Commercial in Alhaurín el Grande

Reference: R5111383



Bedrooms: 4 | Bathrooms: 6 | M² Build size: 688 | Price: 1,300,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | M² Plot Size: 474













Overview:A Rare Opportunity to Own One of Malaga's Most Iconic Restaurants — With Two Beautiful Apartments Included Welcome to Santiago's Kitchen, a celebrated fine dining restaurant located in the heart of Alhaurín el Grande, a charming Andalusian town that's quickly becoming a favorite among European expats and international visitors. Established in 2001, Santiago's Kitchen has thrived for over two decades, enjoying uninterrupted success and consistent year-on-year growth in both sales and profitability. It is widely regarded as one of the best restaurants in the Malaga region. This is more than a restaurant — it is a local institution, beloved by its loyal customer base drawn from across Holland, Belgium, Scandinavia, the UK, Spain, and beyond. With a five-star rating on TripAdvisor from over 900 reviews and a 4.8-star Google rating from more than 500 diners, its reputation speaks for itself. The restaurant also enjoys an active and engaged following on social media, with nearly 4,000 followers on Facebook and over 2,200 on Instagram. Housed in a traditional, beautifully maintained Andalusian townhouse, the restaurant offers two elegant indoor dining rooms that accommodate 55 guests, along with a stunning garden terrace that seats up to 80 — an idyllic setting for warm summer evenings. The kitchen is modern and well-equipped, fitted with top-quality brands such as Electrolux and Zanussi, and supported by ample storage space including three large kitchen warehouses, two additional storage areas, and a dedicated garden and maintenance warehouse. There are also two staff changing rooms, further underscoring the practicality and professionalism of the operation. Adding to the value of this offering are two exceptional on-site apartments. At the top of the property sits a newly constructed high-quality duplex apartment with a large south-facing terrace — perfect as an owner's residence or a high-end rental. On the ground floor, a second apartment with an en-suite bathroom provides additional accommodation options for staff, guests, or rental income. Both apartments are in excellent condition and add tremendous flexibility and long-term value to the property. The business requires no capital investment and is fully operational, allowing the new owner to step in and take over without interruption. Everything from the furniture to the tableware is in excellent condition, and the premises are continually maintained and improved to the highest standards. From a financial perspective, Santiago's Kitchen presents a rare investment opportunity. With a profit margin exceeding 52%, an annual growth projection of 5%, and minimal cost increases projected at just 2.2% per year, the business is not only stable but poised for continued success. Located in a rapidly growing area with over 40 high-quality guesthouses nearby and more opening each year, the local hospitality market is booming, providing even more potential for expansion. Whether you're an experienced restaurateur looking for a flagship venue, an investor seeking a high-performing hospitality asset, or someone dreaming of a new life in the sun, Santiago's Kitchen offers a unique blend of prestige, profitability, and lifestyle. Opportunities like this are few and far between. This is your chance to own a piece of southern Spain's culinary legacy.

Features:

Air conditioning, Heating, Private garden, Alarm system, Parking, Investment