+34 604 489 646

info@luxury-realty.com

Commercial in Fuengirola

Reference: R5318155



Bedrooms: by request	Bathrooms: 3	M² Build size: 225	Price: 99,900 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:













Overview:

Exclusive Turnkey Restaurant & Bar Investment in Vibrant Fuengirola

Luxury Realty proudly presents an unparalleled investment opportunity in the heart of Fuengirola, Southern Spain – a fully operational, highly profitable restaurant and bar. This is an invitation to acquire a thriving culinary establishment, meticulously prepared for immediate success. You inherit a robust operation with an established, loyal clientele and an enviable, strategically significant location, ensuring consistent revenue streams and an exceptional return on investment from day one.

Nestled on the sun-drenched Costa del Sol, Fuengirola is renowned for its beautiful beaches, vibrant atmosphere, and dynamic blend of residents and tourists. This prime property capitalizes on the town's perpetual appeal, guaranteeing high foot traffic and year-round business. Located just 50 meters from the sparkling Mediterranean Sea, it offers breathtaking proximity to one of Spain's most beloved coastlines, an irresistible draw for thousands. Further, it benefits from strategic placement amidst reputable schools, leisure areas, and essential services, fostering a broad local customer base.

Crucially, the property's exceptional proximity to the Marenostrum Complex is a significant advantage. This world-renowned open-air venue is a magnet for major international concerts, cultural events, and festivals, attracting hundreds of thousands of visitors annually. Within easy walking distance, your establishment is perfectly positioned to capture a massive influx of event-goers seeking pre-show dining or post-event drinks. This guarantees substantial spikes in demand and provides unparalleled advantage for seasonal and event-driven revenue generation, solidifying its inherent business success.

This turnkey business comes complete with all necessary elements for seamless operation. It boasts a valid dual licence: a full restaurant licence with a state-of-the-art smoke extraction system and a commercial premises licence, ensuring full legal compliance and operational flexibility. The interior features a fully equipped professional kitchen, a meticulously set-up bar, a main dining room (approx. 100 m²), and private rooms (approx. 55 m²) – ideal for intimate gatherings. An expansive outdoor terrace (approx. 59 m²) provides superb al fresco dining space, boosting capacity and appeal. Dedicated storage and well-maintained bathrooms complete the setup.

This establishment is delivered fully equipped and ready for immediate trading. This includes high-quality furniture, an extensive inventory, and, critically, the existing loyal clientele who frequent this beloved local spot. The hard work of building a reputation and a customer base has already been done, allowing you to focus purely on business growth and culinary innovation from day one.

Financial conditions are highly attractive. A flexible contract option of 5 or 10 years is available, providing the new proprietor with security and ample time to develop and expand the business. Monthly rent is a competitive €2,250 plus VAT. Estimated electricity costs range between €400-€500 during peak summer months, while annual terrace tax is approximately €1,900. These transparent figures provide a clear financial overview.

This is a rare chance to acquire a flourishing business in one of Spain's most sought-after coastal towns. Whether you are an experienced restaurateur looking to expand your portfolio or an ambitious entrepreneur seeking a solid, high-yield investment, this opportunity in Fuengirola offers the perfect foundation for sustained success. Contact Luxury Realty today to arrange a private viewing and explore the immense potential of this exceptional establishment.

Features:

None, Air conditioning