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Commercial in La Duquesa

Reference: R5388901



Bedrooms: by request
Bathrooms: 2
M² Build size: 244
Price: 795,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is privileged to present an extraordinary and truly once-in-a-generation acquisition opportunity: a venerable, premium restaurant nestled in the very heart of the vibrant Puerto de la Duquesa marina on Spain's sun-drenched Costa del Sol. For the first time in nearly four decades, this distinguished establishment, an enduring symbol of culinary excellence and impeccable service, is being offered to the market. Its formidable reputation, cultivated meticulously through word-of-mouth referrals and an unwavering commitment to quality, positions this offering among the most distinctive and compelling hospitality investments available in recent memory in this prestigious region.

This esteemed business has not merely survived but thrived, operating continuously and profitably for close to forty years. Such an impressive tenure of sustained success speaks volumes about its robust business model, exceptional management, and deep integration within the community. A testament to its unparalleled appeal and the quality of its offering, approximately 80% of its clientele comprises repeat visitors. These are loyal, affluent diners, predominantly international, who return season after season, making this restaurant a cherished destination. This remarkable level of customer loyalty is exceptionally rare in the hospitality sector and represents an invaluable asset in its own right, endowing a discerning buyer with a degree of revenue security and predictability that is simply unattainable in the majority of comparable acquisitions. It ensures a stable foundation for immediate and long-term financial prosperity.

Exceptional Dining Spaces and Freehold Assets: A Foundation for Growth

Beyond its stellar reputation, the physical infrastructure of this restaurant is designed for optimal guest experience and operational efficiency. The interior boasts 30 comfortable covers, creating an intimate and refined dining atmosphere. However, it is the extensive and strategically valuable outdoor trading space that truly sets this property apart and maximizes its revenue potential in the idyllic Costa del Sol climate.

The restaurant benefits from two distinct outdoor areas. Firstly, an invaluable 20 covered seats are secured by a freehold entitlement – a unique and highly sought-after advantage in a marina setting. Both title deeds associated with the restaurant specifically include a 14m² 'soportales' (covered portico) as an inseparable annex. This provides the restaurant with a generous 28m² of legally protected, covered outdoor dining space, assuring year-round usability and a significant competitive edge.

Secondly, complementing the permanent covered area, there is an expansive open-air terrace capable of accommodating up to 80 additional seats. This dramatically expands the restaurant's capacity, allowing it to fully capitalize on the high demand and exceptional footfall during the peak summer months and major holidays, thereby significantly boosting revenue potential precisely when it matters most.

Substantial Commercial Footprint and Strategic Expansion Opportunities

The sale encompasses not just the thriving business but also an extensive commercial freehold real estate portfolio. This comprises over 240m² of prime commercial space, distributed across four separately registered title units. This impressive footprint includes two dedicated garages, one of which is thoughtfully fitted with a modern, fully functional walk-in cold storage unit – a critical asset for any high-volume culinary operation, ensuring optimal fresh produce management and efficiency.

Further enhancing the investment proposition is an adjacent commercial unit, measuring approximately 65m², which is currently leased and utilized for storage purposes. Intriguingly, this unit comes equipped with a working bar, though it is not currently in operation. This presents a compelling and immediate expansion opportunity for the new owner. Envision its transformation into additional restaurant seating, perfectly extending the main dining area, or the launch of a new, complementary concept such as a dedicated breakfast or brunch service, seamlessly supported by the existing, highly-efficient kitchen. Alternatively, it could be activated as a standalone bar, attracting a distinct clientele and diversifying revenue streams. The possibilities for leveraging this additional space to amplify profitability are vast and strategic, promising significant upside for a visionary owner.

A Premium Investment: Unique Market Position and Future Potential

This is far from a typical Costa del Sol restaurant; it operates firmly at the premium end of the market. Its established model is an evening-only concept, catering to an affluent, predominantly international clientele who appreciate its refined atmosphere and consistent quality. This focused approach has been key to its sustained success and profitability. However, for an ambitious new owner, there is clear, demonstrable potential to significantly increase opening hours – whether by introducing lunch service, extending evening hours, or utilizing the adjacent unit for a breakfast concept – thereby directly increasing revenue and maximizing the asset's earning capacity without compromising its premium brand identity. The goodwill and established customer base provide a perfect platform for such growth initiatives.

The esteemed owners, after a lifetime of exceptional stewardship and dedicated service, are now retiring. They are fully committed to facilitating a smooth and comprehensive transition for the right buyer, ensuring the continuation of this magnificent legacy. This is not merely a business acquisition; it is an opportunity to inherit a meticulously built, highly profitable, and cherished institution, complete with substantial freehold assets and immense growth potential in one of Southern Spain's most desirable locations. Serious offers are cordially invited for this truly exceptional asset presented by Luxury Realty.

Features:

None, Air conditioning, Heating, Alarm system, Parking