+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Commercial in La Duquesa

Reference: R5426155



Bedrooms: by request
Bathrooms: by request
M² Build size: 244
Price: 150,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an unparalleled opportunity to acquire a legendary culinary establishment nestled in the heart of El Puerto de la Duquesa, a jewel on the sun-drenched coast of Southern Spain. This is not merely a restaurant; it is a meticulously crafted legacy, an iconic dining destination that has captivated discerning palates for four decades. Offered as a rare leasehold transfer (traspaso) due to the owners' well-deserved retirement, this is your chance to step into immediate, de-risked profitability within one of the region's most coveted locations.

Prime Location: El Puerto de la Duquesa – A Gateway to Mediterranean Luxury

Strategically positioned directly within the picturesque marina of El Puerto de la Duquesa, this establishment benefits from a constant flow of affluent clientele, including yacht owners, international residents, and holidaymakers drawn to the area's relaxed charm and high-end amenities. La Duquesa, situated between Estepona and Sotogrande, is renowned for its beautiful beaches, championship golf courses, and vibrant yet sophisticated marina life. This prime coastal setting in Andalusia ensures a consistent demand for premium dining experiences, making this restaurant a highly desirable asset. Its enviable spot guarantees breathtaking views and an ambient atmosphere that perfectly complements its exquisite cuisine, cementing its status as a local institution and a beacon for gourmet enthusiasts.

A Legacy of Excellence & Uninterrupted Profitability

For an astonishing 40 years, this premium, evening-only restaurant has flourished, building an impeccable reputation almost entirely through word-of-mouth. This organic growth underscores its exceptional quality and the fierce loyalty of its clientele. Operating with an impressive 25% operating margin, it represents a robust and consistently profitable venture. The asking price of €150,000 is exceptionally competitive, presenting a significant undervaluation for such an established, high-performing asset. This pricing strategy is designed to facilitate a quick sale, offering an extraordinary return on investment for the discerning buyer.

World-Class Infrastructure & Modern Elegance

The current owners have demonstrated an unwavering commitment to excellence, investing over €300,000 in comprehensive upgrades and state-of-the-art infrastructure. This includes an extensive and elegant dining room reform completed in 2021, creating an intimate and sophisticated ambiance. The heart of any successful restaurant is its kitchen, and this establishment boasts a premium "Dos Tenedores" compliant commercial kitchen, equipped to the highest industry standards for efficiency, hygiene, and culinary innovation. Further enhancements include fixed fire extinguishing systems slated for 2025 and a multi-zone Toshiba climate control system installed in 2024, ensuring optimal comfort for diners year-round. This substantial capital investment means the new owner inherits a business that is not just turnkey, but future-proofed and ready to exceed expectations from day one.

Exceptional Capacity & Versatile Dining Experiences

The restaurant offers a versatile and expansive dining footprint designed to accommodate a diverse range of preferences. Inside, 30 intimate covers provide a cozy and exclusive dining experience. Outdoors, a remarkable 120 covers are split between a charming 28m² covered portico (soportales), offering shade and protection, and a massive sun terrace perfect for enjoying the Mediterranean climate and marina views. This impressive capacity allows for significant revenue generation, especially during the peak tourist seasons and for private events. The thoughtful layout ensures every guest enjoys a memorable setting, whether seeking an intimate evening or a vibrant outdoor gathering.

Immediate Expansion Potential & Streamlined Operations

Currently operating as an exclusive evening-only concept (18:30–23:30), this business presents immediate and substantial opportunities for revenue expansion. Introducing lunch, brunch, or daytime trade could instantly unlock significant additional income streams, capitalizing on the high footfall of the marina throughout the day. The lease includes two private garages, one of which is fully equipped with a walk-in cold storage unit, providing invaluable logistical support and additional storage space. Furthermore, the entire operation is turnkey: high-end inventory, elegant furniture, modern fixtures, and even a corporate vehicle are open to negotiation within the final asset transfer, ensuring a seamless and efficient transition for the new proprietor.

Flawless Handover & Expert Team Continuity

One of the most compelling advantages of this traspaso is the assurance of a smooth and supportive transition. A dedicated and highly skilled team of 7 staff members during the low season and 12 during the high season are willing to remain, ensuring the continuation of the restaurant's renowned service quality and operational efficiency. The retiring owners are committed to providing an extended and supportive handover period, transferring decades of invaluable operational knowledge, supplier relationships, and client insights to the right buyer. This invaluable support minimizes risk and maximizes the new owner's potential for immediate success.

Exclusive Adjacent Commercial Unit – A Vision for Growth

For those envisioning even greater expansion, an adjacent 65m² commercial unit, currently fitted with a working bar (and utilized for storage), is available for an extra monthly rental cost (approximately €1,000). This offers an exceptional opportunity to expand the restaurant's footprint, perhaps by creating a dedicated bar, a private dining room, or a complementary concept. This additional space provides incredible flexibility and potential for future growth, further cementing this investment as a truly comprehensive and forward-looking opportunity in El Puerto de la Duquesa.

Features:

Air conditioning, Sea views, Private garden, Alarm system, Parking, None