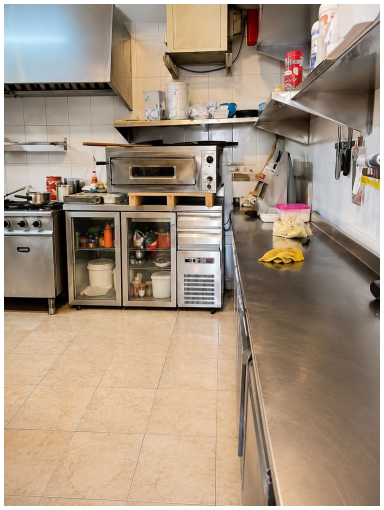
Commercial in Nueva Andalucía

Reference: R5440300



Bedrooms: by request	Bathrooms: 2	M² Build size: 126	Price: 40,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:





Overview:TRASPASO Excellent opportunity to acquire the transfer of a fully operational restaurant business in a strategic location in Nueva Andalucía, one of Marbella's most sought-after and established areas. The premises, currently operating as Gran Café Amador, holds a license for restaurant, bar, and café operations, providing an excellent foundation for continuing the current business or developing a new culinary concept. Located in Residencial Maestranza Phase II, on Calle Las Ventas, the establishment offers approximately 122 m² of built space, functionally distributed between a spacious main dining area, fully operational kitchens, and a pleasant terrace, providing an ideal space for both daily service and year-round customer service. One of the main attractions of this opportunity is the contractual stability. The business has a lease agreement in place until November 2030, ensuring security and continuity for the new owner. The current rent is €2,500 per month plus VAT, with clearly defined terms and a well-established location within a residential area with a high volume of national and international residents. The tenant assumes responsibility for the usual business utilities, including water, electricity, gas, telephone, garbage collection, comprehensive insurance, and routine maintenance of the premises, while the landlord is responsible for property tax (IBI) and community fees. Located just minutes from Puerto Banús, surrounded by residential developments, golf courses, shops, and services, this transfer represents an excellent opportunity for entrepreneurs, restaurateurs, or investors looking to establish themselves in one of the most active commercial and residential areas on the Costa del Sol. For more information on the terms of the transfer and to schedule a private viewing, please do not hesitate to contact us.

Features: