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Коммерческое в La Duquesa

Референция: R5388901



Спальни: по запросу

Ванные: 2

M² Размер: 244

Цена: 795 000 €

Статус: Продажа

Тип недвижимости: Коммерческое

Места: по запросу

M² Участок:













Описание:

Nestled in the vibrant heart of Puerto de la Duquesa marina, along the sun-drenched shores of Southern Spain, lies an extraordinary culinary institution awaiting its next discerning owner. This isn't merely a restaurant; it's a legacy, a thriving business meticulously cultivated over four decades, now available for acquisition through Luxury Realty. For the first time in approximately 40 years, this unparalleled establishment, renowned for its impeccable service and exquisite cuisine, opens its doors to a new chapter for an investor seeking an exceptional hospitality asset on the Costa del Sol.

A Legacy of Unrivalled Reputation and Unwavering Loyalty

Its reputation, built entirely on genuine word-of-mouth, is a testament to unwavering quality and consistent excellence. In a region bustling with gastronomic offerings, this establishment stands apart as a beacon of culinary integrity. Operating continuously and profitably for nearly four decades, it has forged an unbreakable bond with its clientele. An astonishing 80% of patrons are repeat visitors – a testament to a fiercely loyal and affluent customer base returning season after season. This exceptional fidelity is a rare gem in the competitive hospitality landscape, offering an incoming buyer revenue stability and predictable income streams virtually unheard of in most market acquisitions. It's more than a business; it's a trusted institution, deeply embedded within the social fabric of La Duquesa's international community, embodying a tradition of dining excellence that resonates with discerning palates.

Unrivaled Location and a Distinctive Outdoor Dining Experience

Beyond its elegant interior, the restaurant boasts an enviable position overlooking the picturesque marina, offering an idyllic dining experience with extensive outdoor trading space across two distinct areas. A truly unique and significant asset is the provision of 20 legally secured covered seats, protected by a freehold entitlement. Both title deeds unequivocally stipulate a 14m² 'soportales' (covered portico) as an inseparable annex, granting the restaurant an impressive 28m² of legally protected, covered outdoor dining space. This secure, permanent fixture ensures year-round usability and adds substantial value, providing a distinct competitive advantage. Complementing this, an expansive open-air terrace provides capacity for up to 80 additional diners. This vast outdoor area dramatically enhances the restaurant's revenue potential, particularly during the effervescent peak summer months on the Costa del Sol, comfortably accommodating a large influx of international and local visitors eager for al-fresco dining in a stunning setting.

Substantial Freehold Asset & Compelling Expansion Opportunities

The sale encompasses a substantial freehold commercial asset, totaling over 240m², meticulously divided across four separately registered title units. This comprehensive offering includes two valuable garages, one of which has been professionally fitted with a state-of-the-art walk-in cold storage unit – an indispensable amenity for any high-volume culinary operation. Further enhancing the investment appeal is an adjacent 65m² commercial unit, currently under lease and utilized primarily for storage. This unit already features a fully fitted, albeit currently non-operational, bar, presenting an extraordinary expansion opportunity for the astute investor. Imagine integrating this space to significantly increase the restaurant’s seating capacity, catering to even larger parties or extending the intimate ambiance. Alternatively, it could house a distinct and captivating breakfast or brunch concept, seamlessly served from the existing, fully equipped kitchen. Or, for those envisioning diversification, it could be transformed into a standalone, sophisticated bar, creating an additional revenue stream and extending the evening's offerings, all within the secure confines of a cherished marina location in La Duquesa.

A Premium Offering: Discerning Clientele and Significant Growth Potential

This is far from a typical Costa del Sol eatery. It operates squarely at the premium end of the market, distinguished by its 'evening-only' concept that resonates profoundly with its discerning, affluent, and predominantly international clientele. This strategic positioning has cultivated an exclusive atmosphere and a fiercely loyal following that appreciates quality and exclusivity. Crucially, the existing operational model presents clear and tangible potential for immediate revenue enhancement. By simply extending opening hours to include lunch service, an earlier evening seating, or a curated aperitivo offering, a new owner could unlock substantial additional income without significant additional capital expenditure. The potential to introduce new culinary experiences, special events, or an expanded, connoisseur-level wine list further underscores the inherent growth opportunities within this already thriving enterprise, solidifying its position as a market leader.

A Seamless Transition for Discerning Investors

After a lifetime dedicated to exceptional stewardship, the esteemed owners are now preparing for a well-deserved retirement. Their commitment extends beyond the sale; they are genuinely invested in facilitating a seamless and supportive transition for the right buyer. This ensures that the legacy, the established relationships, and the operational excellence can be effortlessly maintained and further elevated by the next visionary. Serious offers are cordially invited for this truly distinctive acquisition – an unparalleled opportunity to own a significant piece of La Duquesa's culinary heritage and secure a flourishing future in one of Southern Spain's most coveted and vibrant marina locations. This is more than a purchase; it's an investment in a proven success story.

Особенности:

None, Кондиционирование, Обогрев, Система оповещения, Парковочные места