

# BROMLEY ESTATES

*Marbella.*



## COMMERCIAL BEDROOMS BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4748692 €420,000

BEDS

BATHS

BUILT

TERRACE

160 m<sup>2</sup>

30 m<sup>2</sup>

Attention all culinary visionaries!

We present a unique opportunity: a spectacular restaurant for sale, ready to operate immediately. With an area of 137 square meters, located in the heart of Nueva Andalucía, this venue boasts a prime location near shops, restaurants, upscale residential areas, and the famous Puerto Banús. The recent renovation ensures an optimal space, both aesthetically and functionally, and with the license in order, you can open its doors right away. Imagine a place where your culinary creativity can flourish, attracting both locals and tourists. The proximity to Puerto Banús guarantees a constant flow of affluent visitors, while the closeness to other businesses and residential areas ensures a varied and loyal clientele. This restaurant will become the favourite spot for quick lunches or quiet dinners.

Don't miss this opportunity to acquire a restaurant in one of the best areas of Nueva Andalucía and make your dream of owning a successful business come true!

Contact us today for more details and to schedule a visit.

IMPORTANT FEATURES:

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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- Opening license with flexible hours until 2 am (Friday and Saturday until 3 am).
- Two bars (indoor and terrace) to maximise customer service.
- Two restrooms (men and women), fully accessible for people with reduced mobility.
- Large windows facing the street, ensuring visibility and brightness.
- Spacious terrace, perfect for attracting more customers and offering a pleasant outdoor space.



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