



## COMMERCIAL BEDROOMS BATHROOMS IN MARBELLA

Marbella

REF# BEMR4841743 €129,000

BEDS

BATHS

BUILT

23 m<sup>2</sup>

TERRACE

14 m<sup>2</sup>

\*\*Transfer Opportunity in Marbella's Marina!\*\*

A commercial space is available for transfer in a prime location in the heart of Marbella's marina, ideal for entrepreneurs in the hospitality industry. Currently operating as a pizzeria and bar since 2018, this venue comes with a \*\*fully up-to-date license\*\*, \*\*music license\*\*, \*\*all furniture\*\*, and a \*\*well-established client base\*\* included in the transfer.

The space features \*\*two spacious terraces\*\*, one of \*\*23.60 m<sup>2\*\*</sup> and another of \*\*14.40 m<sup>2\*\*</sup>, perfect for enjoying the exclusive marina atmosphere. The lease is valid until October 2026, with the possibility of renewal for another 5 years. Monthly rent is \*\*€1,500\*\*, with quarterly expenses of \*\*€400\*\* for both terraces.

Don't miss this fantastic business opportunity in one of Marbella's most exclusive areas!