



## RESTAURANT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5005453 €360,000

BEDS

1

BATHS

1

BUILT

99 m<sup>2</sup>

TERRACE

40 m<sup>2</sup>

Commercial premises with an Italian restaurant for sale in Nueva Andalucia.

Buy the premises and renegotiate the lease with the current tenant or negotiate a transfer valued at €150,000 and take immediate control of the business.

This Italian restaurant has been operating for over 10 years, with a loyal and stable clientele. Its strategic location guarantees a high flow of customers, both high-level residents and international tourists.

Ready to operate from day one. Includes:

- ? Coffee bar ideal for breakfasts, cocktails and drinks
- ? Large terrace for 80 diners, perfect for outdoor dining
- ? Established business with great growth potential

# BROMLEY ESTATES

## *Marbella*

Privileged location on Calle Torrente Ballester, Edificio Albatros III, in one of the most exclusive and busy areas of Marbella, surrounded by luxury urbanizations and a high-level clientele.

Equipped kitchen and dining room facing the main avenue.

Terrace with capacity for 80 diners.

Established business operating for over 10 years with a stable clientele.

Ideal for investors: possibility of buying the premises and renegotiating the lease with the current tenant or acquiring the fully operational business.

Contact us for more information.

