



## COMMERCIAL BEDROOMS BATHROOMS IN MARBELLA

📍 Marbella

REF# R5234380 €995,000

BEDS

BATHS

BUILT

TERRACE

114 m²

50 m²

UNIQUE OPPORTUNITY – BAR WITH MUSIC LICENSE IN MARBELLA, JUST 200 METRES FROM THE BEACH!

This spectacular commercial premises is for sale and comes with a FULL BAR AND MUSIC LICENSE, an exclusive authorization that is extremely hard to obtain in the area. The license is fully valid, includes permission for music until 2:00 AM, and is transferred with the property, allowing you to open and operate from day one.

Property Layout:

Main floor – 40 m²: Open-plan space with a fully equipped bar, perfect for serving drinks. From this level, you access the exterior terraces, which have authorization from the Town Hall for 8 tables—ideal for maximizing income and creating an attractive atmosphere both day and night.

Lower floor – 74 m²: Leisure area with a pool table and recreational games, designed to offer clients a unique and entertaining experience. This level also includes a functional storage room for easy organization

and stock management.

### Prime Location:

Located just 200 metres from the beach and close to Marbella's city centre, in an area with high foot traffic and a constant flow of tourists and local residents throughout the year.

Sale price: €995.000

- Bar and music license included
- Music permitted until 2:00 AM
- 7 tables authorized on the outdoor terrace
- Fully equipped premises, ready to open
- Ideal for a bar, pub, lounge, or leisure concept
- Excellent investment opportunity in a premium location

Don't miss out on this exceptional opportunity!

Contact us and schedule your visit — you'll love its potential and strategic location.

