

# BROMLEY ESTATES

*Marbella*



## COMMERCIAL BEDROOMS 2 BATHROOMS IN LA DUQUESA

📍 La Duquesa

REF# R5388901 €795,000

BEDS

BATHS

BUILT

TERRACE

2

244 m<sup>2</sup>

28 m<sup>2</sup>

A premium, long-established restaurant in the heart of Puerto de la Duquesa marina is offered for sale for the first time in approximately 40 years. With a reputation that speaks for itself – built entirely on word of mouth – this is among the most distinctive hospitality acquisitions to come to market on the Costa del Sol in recent years.

The business has traded continuously and profitably for close to four decades. Approximately 80% of customers are repeat visitors – loyal, affluent diners who return season after season. This level of loyalty is exceptionally rare and represents a significant asset in its own right, providing a buyer with a degree of revenue security that is simply not available in most hospitality acquisitions.

In addition to the 30 indoor covers, the restaurant benefits from extensive outdoor trading space across two distinct areas. 20 covered seats are secured by a freehold entitlement – both title deeds contain a 14m<sup>2</sup> soportales (covered portico) as an inseparable annex, giving the restaurant 28m<sup>2</sup> of legally protected

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covered outdoor dining space.

In addition, the restaurant has a large outdoor terrace with up to 80 additional seats, providing exceptional capacity during the peak summer months. This dramatically expands revenue potential during the Costa del Sol's high season.

The sale includes over 240m<sup>2</sup> of freehold commercial space across four separately registered title units. This includes two garages, one of which is fitted with modern walk-in cold storage unit.

An adjacent commercial unit of approximately 65m<sup>2</sup> is currently leased and used for storage, with a working bar fitted but not in operation. This unit presents a compelling expansion opportunity – whether as additional restaurant seating, a separate breakfast or brunch concept served from the existing kitchen, or a standalone bar.

This is not a typical Costa del Sol restaurant. It operates at the premium end of the market – an evening-only concept with a loyal, affluent, predominantly international clientele. There is clear potential to increase opening hours to increase revenue.

The owners are retiring after a lifetime of exceptional stewardship and are committed to facilitating a smooth transition for the right buyer. Serious offers are invited.



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