

**Sales - Commercial - Fuengirola**  
**1.150.000€**



**Ref.-ID: MIBGR4743280**

**Fuengirola**

**Commercial**

**Community: 19,140 EUR / year**

**IBI: 2,020 EUR / year**



**4**



**250 m2**

This charming restaurant, located near the beach and facing southeast, offers a unique dining experience overlooking the garden, the beach, the harbor, and the square. Recently refurbished and in good condition, this establishment is ready to operate and receive clients in an exclusive environment. The restaurant has a design that takes full advantage of its privileged location. The glazed terrace and the covered terrace provide versatile spaces to enjoy the partial sea views and the outdoor ambiance. In addition, the private terrace and sun terraces allow diners to enjoy the Mediterranean climate in a relaxing environment. Notable features of the restaurant include hot/cold air conditioning, ensuring a comfortable environment all year round, and pre-installation for an alarm that provides an additional level of security. The property also has a large storage room and a basement, offering ample storage space. The kitchen is equipped with a barbecue and a wine cellar, perfect for the preparation of a variety of dishes and drinks that can attract a diverse clientele. The restaurant also features a bar, creating a social space where guests can relax and enjoy their favorite drinks. The property is surrounded by an easily maintained garden with fruit trees, adding a natural and attractive touch to the environment. In addition, the proximity to entertainment and shopping areas, only 5-10 minutes away, makes this restaurant a convenient option for both locals and tourists. The restaurant has very good access, which facilitates the arrival of customers and suppliers. There is also the possibility of expansion, which offers opportunities to increase capacity or add new service areas according to business needs. In addition to its business appeal, this property is an excellent investment due to its location in an exclusive complex and its potential to attract a steady clientele. The garage space and laundry room are additional amenities that add to the functionality of the establishment. In summary, this restaurant near the beach is an exceptional opportunity for entrepreneurs and investors. With its spectacular views, complete facilities, and prime location, it is poised to become a premier dining destination in the area. Restaurant, Near Beach, Facing: Southeast Views: Beach, Garden, Partial Sea, Port, Square Features: 5-10 minutes to shops, Air Conditioning, Air Conditioning Hot/Cold, Bar, Barbecue, Basement, Close to all Amenities, Condition - Good, Covered Terrace, Easily maintained gardens, Exclusive Development, Fruit Trees, Glazed Terrace, Investment Property, Large Storeroom, Laundry room, Lift, Near amenities, Possibility of extension, Pre-install Alarm, Private Terrace, Renovated, Restaurant, Safe, Space for Garage, Storage room, Sunny terraces, Terrace, Very Good Access, Wine Cellar

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|--|---|--|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li></ul>    | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Recently Renovated</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Beach</li><li>✓ Port</li><li>✓ Garden</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Bar</li><li>✓ Barbeque</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>   | <b>Security</b> <ul style="list-style-type: none"><li>✓ Safe</li></ul>                               | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                    |  |   |