

## Sales - Commercial - Puerto Banús

# 2.000.000€

**Puerto Banús**

**Commercial**



**239 m2**



**434 m2**

The Beach Restaurant of Ventura del Mar, located in the south corner in front of the complex with the same name, was built together with the complex and designed by the renowned architect Melvin Villaroel (Puente Romano, Sea Grill, Alcazaba, Alzambra, etc.). Ventura del Mar is one of the most prestigious and best located beachfront developments in Marbella; an ideal place to enjoy the best of Andalusia and Marbella, with direct access to the boardwalk, and from there to all the sea-side amenities Puerto Banús, San Pedro de Alcántara and Marbella have to offer. The beach restaurant has access from C / Isabel de Farnesio by a twisting pathway, that was designed to be a peaceful and seamlessly landscaped connection to the seaside and the beach, and from C/ Ventura del Mar by the promenade connecting Puerto Banús with San Pedro de Alcántara. The owner applied for the operating license for a Restaurant, currently under process.

### Setting

- ✓ Beachfront
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Features

- ✓ Double Glazing

### Orientation

- ✓ South East
- ✓ South
- ✓ South West

### Utilities

- ✓ Drinkable Water

### Condition

- ✓ Renovation Required
- ✓ Restoration Required

### Category

- ✓ Beachfront

### Views

- ✓ Sea
- ✓ Beach
- ✓ Panoramic













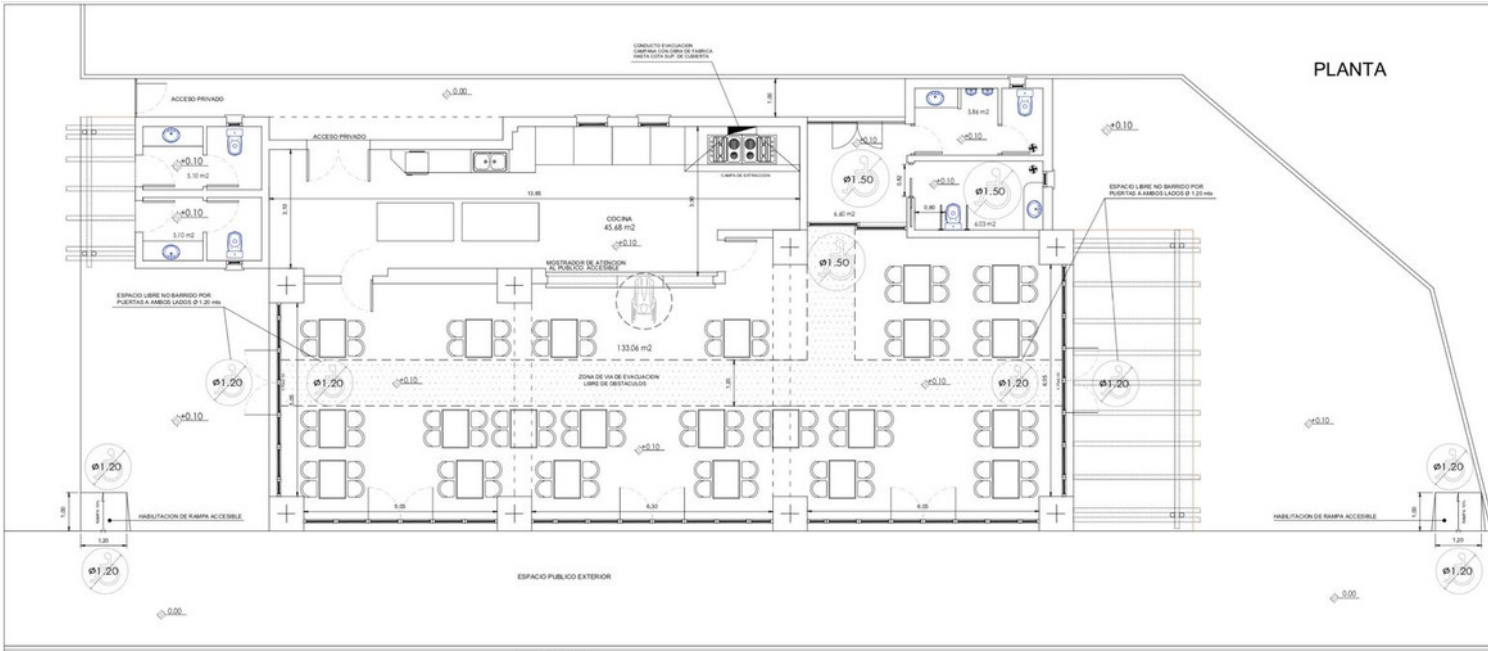








PLANTA



VALLADO DE MADERA

**DEPENDENCIAS Y EQUIPAMIENTO ACCESIBLE**

SE DISPONERA EL SIMBOLO INTERNACIONAL DE ACCESIBILIDAD PARA INDICACION DE LOS TRASMISOS Y ASEOS ACCESIBLES. SI FUERA NECESARIO INCLUIRO CON INDICACION DE ORIENTACION.

SE UTILIZARAN LAS MEDIDAS \* 700X100 mm PARA ESPACIOS EXTERIORES \* 15X15 cm EN ESPACIOS INTERIORES

MECANISMO DE ATENCION AL PUBLICO

INDICADOR DE ESPACIO LIBRE NO BARRIDO Ø 1.20 mts. x Ø 1.50 mts. SEGUN INDICACIONES DE PLANOS

ASEO ACCESIBLE DE USO PUBLICO

Barra de apoyo en pared  
Barra de apoyo en suelo a 0.80 m altura  
Pared de apoyo orientable 10° sobre la vertical

Zona de RESERVA

Placa de apoyo Ø 20 x 1.20

Barras horizontales Ø 20x50mm

SUPERFICIE UTILES	
ZONA DE PUBLICA CONCURRENCIA	133.06 M2
COCINA	45.48 M2
VESTIBULO ASEOS	6.60 M2
ASEO MINUSV.	6.03 M2
ASEO MASC.-	5.86 M2
ASEO EXT.-1	5.10 M2
ASEO EXT.-2	5.10 M2
<b>SUPERFICIE UTIL</b>	<b>207.23 m2</b>

SUPERFICIES

SUPERFICIE CONSTRUIDA	
LOCAL CONFITERIA-CAFETERIA	239.20 m2
<b>TOTAL SUP. AFECTADA EN PROYECTO</b>	<b>239.20 m2</b>