+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

## Commercial in La Duquesa

Reference: R5426155

Bedrooms: by request | Bathrooms: by request | M²: 244 | Price: 150,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | Printing day : 14th November 2026

Overview:Exceptional Turnkey Restaurant Traspaso Opportunity | El Puerto de la Duquesa Asking Price: €150,000 - Priced for a quick sale – seller open to negotiation and flexible payment and lease options available. Operating margin: 25% Rent: €2,500/month Lease Term: 5-10 year options available (Direct from Freeholder) Your chance to acquire one of El Puerto de la Duquesa's most iconic and consistently profitable restaurants. Trading successfully for 40 years entirely on word-of-mouth, this premium, evening-only establishment is being offered as a leasehold transfer (traspaso) for the first time due to retirement. Perfectly positioned within the marina, this fully modernized, turnkey business offers an investor or operator immediate, de-risked profitability from day one. ■Key Highlights * Impeccable Reputation: 80% of the clientele consists of fiercely loyal, affluent, recurring local and international diners. * Massive Capital Investment: Over €300,000 spent on high-end infrastructure, including an extensive 2021 dining room reform, a premium "Dos Tenedores" compliant commercial kitchen, fixed fire extinguishing systems (2025), and multi-zone Toshiba climate control (2024). * Exceptional Capacity: 30 intimate covers inside, plus 120 covers outside split between a 28m² covered portico (soportales) and a massive sun terrace. * Expansion Potential: Currently operating as an evening-only concept (18:30–23:30). Immediate scope to introduce lunch, brunch, or daytime trade to instantly increase revenue. * Bonus Footprint: The lease includes two private garages (one fully equipped with walk-in cold storage) * Turnkey Operations: High-end inventory, furniture, fixtures, and a corporate vehicle are open to negotiation within the final asset transfer. * Flawless Staffing & Handover: A dedicated team of 7 low-season / 12 high-season staff are willing to remain. The retiring owners are committed to providing an extended, supportive transition period for the ■right ■buyer. * ■Valuable ■Add-on: ■an adjacent 65m² commercial unit ■currently ■fitted with ■a working ■bar (used for storage) is ■available ■for at an ■extra ■monthly ■rental ■cost ■(approx ■€1,000)

Features:

Air conditioning, Sea views, Garden, Alarm system, Parking, Luxury