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

Commercial in Estepona

Reference: R5430379

Bedrooms: by request | Bathrooms: 1 | M²: 200 | Price: 120,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | Printing day : 3rd November 2026

Overview:Restaurant for Sale in Estepona's Historic Center – Entire Building with Apartments Unique investment opportunity in one of Estepona's prime gastronomic locations We are offering the transfer of the business or the sale of the Limited Liability Company (S.L.)** of a restaurant located on **the busiest restaurant street in Estepona's Historic Center**, a privileged location with high foot traffic from residents and tourists year-round. This is an exceptional opportunity to continue with a well-established business or develop a new restaurant concept in one of the Costa del Sol's most promising areas. Price for the transfer/sale of the S.L. **€120,000** **Important:** The lease agreement includes a €17,500 security deposit, which will be transferred to the buyer. This means that the new owner **will not have to pay this amount to the landlord**, as they acquire the right to its return at the end of the contract. In practical terms, the effective cost of the transaction is approximately **€102,500**. Rental * **Monthly rent:** €3,500. * **Lease agreement in force with approximately 5.5 years remaining**, renewable according to contractual conditions. Property Features * Entire building dedicated to the business (approximate area of ■■**200 m²**, pending confirmation). * Restaurant with capacity for: * **70 diners on the ground floor.** * **24 diners on the upper floor.** * Terrace with the potential to develop an attractive bar or outdoor terrace concept, increasing the profitability of the business. A great added value: two apartments included The building includes: * A **two-bedroom** apartment. * A separate studio apartment. Both can be used for staff accommodation or rented independently, generating an estimated income of **at least €1,500 per month**, thanks to the high rental demand in Estepona. Documentation For genuinely interested buyers, **the financial statements for the last fiscal year** can be provided, ensuring complete transparency regarding the business's performance. A Rare Opportunity Opportunities to acquire a restaurant in the heart of Estepona's historic center with these characteristics are very rare: * Premium location. * Entire building. * Fully operational restaurant. * Two apartments included. * Long-term lease agreement. * Potential for additional rental income from the apartments. Ideal ■for ■entrepreneurs ■in ■the ■hospitality sector, investors, or restaurant ■groups ■looking to ■establish themselves ■in one of the fastest-growing ■and ■most attractive tourist ■areas ■on ■the ■Costa ■del ■Sol.

Features:

Air conditioning