



## Restaurant for sale in Alhaurín el Grande, Alhaurín el Grande

250 000 €

Référence: R5256073    Chambres: 4    Bain: 4    Terrain: 474m<sup>2</sup>    Construite: 688m<sup>2</sup>    Terrasse: 285m<sup>2</sup>









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## Valle del Guadalhorce, Alhaurín el Grande

A Rare Leasehold Opportunity to Take Over One of Malaga's Most Iconic Restaurants – With Two Beautiful Apartments Included An exceptional leasehold (traspaso) opportunity to acquire a celebrated fine dining restaurant located in the heart of Alhaurín el Grande, a charming Andalusian town that is rapidly becoming a favorite among European expats and international visitors. Established in 2001, the business has operated successfully for over two decades, enjoying uninterrupted success and consistent year-on-year growth in both sales and profitability. It is widely regarded as one of the finest restaurants in the Malaga region. The traspaso price is €250,000, with a monthly rental of €3,500 for the entire property, including the restaurant and both apartments. This is more than a restaurant – it is a local institution, cherished by a loyal and international clientele from Holland, Belgium, Scandinavia, the UK, Spain, and beyond. With a five-star rating on TripAdvisor from over 900 reviews and a 4.8-star Google rating from more than 500 diners, the restaurant's reputation is firmly established. It also benefits from a strong and engaged online presence, with nearly 4,000 followers on Facebook and over 2,200 on Instagram. The restaurant operates from a traditional, beautifully maintained Andalusian townhouse. It features two elegant indoor dining rooms with seating for 55 guests, complemented by a stunning garden terrace accommodating up to 80 guests – an idyllic setting for warm summer evenings. The professional kitchen is modern and fully equipped with high-quality appliances from brands such as Electrolux and Zanussi. Extensive storage facilities include three large kitchen warehouses, two additional storage rooms, and a dedicated garden and maintenance warehouse. Two staff changing rooms further enhance the functionality and professionalism of the operation. A significant added value of this leasehold is the inclusion of two on-site apartments. At the top of the property is a newly constructed, high-quality duplex apartment with a spacious south-facing terrace, ideal as an owner-operator's residence or for premium rental income. On the ground floor, a second apartment with an en-suite bathroom offers additional accommodation options for staff, guests, or rental use. Both apartments are in excellent condition and provide flexibility and lifestyle benefits rarely found in leasehold restaurant opportunities. The business is fully operational and requires no additional capital investment. All furniture, equipment, and tableware are in excellent condition, and the premises have been consistently maintained and upgraded to the highest standards. A new operator can take over seamlessly and continue trading without interruption. Financially, this is a standout opportunity. The restaurant operates with a profit margin exceeding 52%, an annual growth projection of approximately 5%, and modest cost increases estimated at just 2.2% per year. Located in a rapidly expanding area with more than 40 high-quality guesthouses nearby – and more opening each year – the local hospitality market continues to grow, offering further potential for sustained success. Whether you are an experienced restaurateur seeking a flagship venue, an investor looking for a high-performing hospitality business, or someone dreaming of a new lifestyle in southern Spain, this leasehold opportunity offers a rare combination of prestige, profitability, and quality of life. Opportunities of this caliber are seldom available. This is your chance to take over a true culinary landmark in the heart of Andalusia.



## Spécification:

### Caractéristiques

Terrasse privée

Appartement

Maison d'hôtes

### Paramètre

Ville

Pueblo de montagne

### Cuisine

Entièrement équipé

### Services publics

Électricité

Eau potable

### Climatisation

Climatisation

Cheminée

### Condition

Excellent

### Jardin

Private

### Vues

Cour

### Meubles

Entièrement meublé

### Parking

Rue