



## Café for sale in Marbella, Marbella

445,000 €

Reference: R4360681 Bathrooms: 2 Build Size: 95m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Marbella

Prime Freehold Commercial Space in Marbella's Avenida del Mar - Perfect for Office, Clinic, Cafeteria, or Beauty Salon  
- Reduced for this month only for a Quick Sale!

**Location:** This fantastic commercial property is ideally situated on Avenida del Mar, one of Marbella's most sought-after streets, right in the heart of the city centre. Just steps from the beautiful sandy beaches and Marbella Port, this location offers high visibility and excellent foot traffic—ideal for any business.

**Features:** The property is a turnkey business opportunity, featuring a fully-equipped bar, modern kitchen, stylish furnishings, and ready-to-use appliances. It has been recently renovated with high-end finishes, including soundproofing, special windows, and upgraded installations, creating an inviting atmosphere perfect for a range of business types.

**Outdoor Potential:** With the option to expand into a spacious outdoor terrace, this property can accommodate up to 10 tables, offering additional space for outdoor dining or client interactions.

**Utilities & Amenities:** The commercial unit benefits from a 15 kW power connection, robust ventilation, and an air conditioning system to ensure a comfortable environment year-round. The property also includes two toilets, one of which is adapted for disabled access.

**Accessibility & Location:** The vibrant pedestrian street is surrounded by popular restaurants, cafes, offices, and retail shops, ensuring a steady flow of potential customers. The property is also conveniently located near Marbella Port and a large private underground parking facility, making it easy for both customers and staff to access.

**Investment Opportunity:** Whether you're looking to acquire a turnkey business or purchase the existing SL company with no assets, this commercial space is a fantastic opportunity to start or grow your business in one of Marbella's most dynamic and attractive areas.

**Ideal For:** Office space, clinics, cafeterias, beauty salons, and other retail or service-based businesses looking to thrive in a prime, high-traffic location.



## Features:

### Features

Near Transport  
Storage Room  
WiFi  
Wood Flooring  
Bar  
Near Church  
Access for people with reduced mobility

### Views

Sea  
Country  
Beach  
Urban  
Street

### Furniture

Optional

### Orientation

North West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Port  
Marina  
Close To Marina

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated