





## Costa del Sol, Nueva Andalucía

Commercial premises with an Italian restaurant for sale in Nueva Andalucia.

Buy the premises and renegotiate the lease with the current tenant or negotiate a transfer valued at €150,000 and take immediate control of the business.

This Italian restaurant has been operating for over 10 years, with a loyal and stable clientele. Its strategic location guarantees a high flow of customers, both high-level residents and international tourists.

Ready to operate from day one. Includes:

- ✓ Coffee bar ideal for breakfasts, cocktails and drinks
- ✓ Large terrace for 80 diners, perfect for outdoor dining
- ✓ Established business with great growth potential

Privileged location on Calle Torrente Ballester, Edificio Albatros III, in one of the most exclusive and busy areas of Marbella, surrounded by luxury urbanizations and a high-level clientele.

Equipped kitchen and dining room facing the main avenue.

Terrace with capacity for 80 diners.

Established business operating for over 10 years with a stable clientele.

Ideal for investors: possibility of buying the premises and renegotiating the lease with the current tenant or acquiring the fully operational business.

Contact us for more information.



## Features:

### Orientation

East

### Setting

Commercial Area

Close To Shops

Town

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Good

### Parking

Open

### Views

Urban

### Furniture

Fully Furnished

### Category

Investment