

## Restaurant for sale in Fuengirola, Fuengirola

**1,150,000 €**

Reference: R4296190 Bathrooms: 2 Build Size: 400m<sup>2</sup> Terrace: 80m<sup>2</sup>





## Costa del Sol, Fuengirola

This charming premises for sale is located in a privileged location: the picturesque Paseo Marítimo of Fuengirola. With panoramic sea views and a location that attracts tourists and locals alike, this commercial space offers an exceptional opportunity for investors and entrepreneurs wishing to establish themselves in one of the most coveted areas of the Costa del Sol.

### Local Features:

**Unbeatable Location:** Located in the heart of the promenade, this location enjoys high visibility and foot traffic throughout the year.

**Success Story:** This location has currently been rented for many years, demonstrating its attractiveness and ability to attract thriving businesses, offering immediate profitability.

**Sea Views:** On the beachfront, the unbeatable location means that this place is in constant revaluation.

**Spacious and Versatile:** With two floors and more than 400 m<sup>2</sup> in total, it offers enough space for any type of business, gallery or activity.

**Tourist Area:** Being located in a tourist area, the premises benefit from a constant flow of tourists during the high season, which increases the income potential for any business that establishes itself here.

### Strategic Investment:

This location for sale represents a strategic investment for both those seeking to expand their businesses and investors wishing to capitalize on the region's thriving tourism industry. The unrivaled location, combined with the stability of a long-term lease, makes this property a unique opportunity in the Fuengirola real estate market.

Just 300 meters from the port of Fuengirola, its remodeling is expected to begin at the end of 2023, in which the following changes will take place.

The basic project contemplates transforming the current infrastructure into a port open to the city, "as a driver of the local economy." Specifically, it includes a large plaza that will connect directly to the promenade and large promenade areas, with commercial and restaurant areas.

Regarding the number of berths, the current number will double, going from 471 to more than 800. In addition, the creation of a dock for large yachts, a docking area for tourist cruises of up to 160 meters in length and a parking lot are contemplated. underground with capacity for more than 700 vehicles.

Don't miss the opportunity to acquire this premises on the seafront of Fuengirola and establish your business in an environment that exudes charm and attracts visitors from all over the world. Contact us for more details and to schedule a visit!

## Features:

### Features

Covered Terrace

Storage Room

Bar

Near Mosque

Basement

Access for people with reduced mobility

### Views

Sea

Panoramic

Beach

Port

Urban

### Orientation

South

### Climate Control

Air Conditioning

### Setting

Commercial Area

Beachside

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

Beachfront

Town

Port

Village

Marina

Close To Marina

Front Line Beach Complex

### Kitchen

Not Fitted

### Condition

Recently Renovated

### Furniture

Not Furnished

### Category

Investment

Beachfront

### Energy Rating

D

### CO2 Emission Rating

D