



Ref.-ID: R4841743

Marbella

Commercial



**23 m2**

**\*\*Transfer Opportunity in Marbella's Marina!\*\*** A commercial space is available for transfer in a prime location in the heart of Marbella's marina, ideal for entrepreneurs in the hospitality industry. Currently operating as a pizzeria and bar since 2018, this venue comes with a **\*\*fully up-to-date license\*\***, **\*\*music license\*\***, **\*\*all furniture\*\***, and a **\*\*well-established client base\*\*** included in the transfer. The space features **\*\*two spacious terraces\*\***, one of **\*\*23.60 m<sup>2</sup>\*\*** and another of **\*\*14.40 m<sup>2</sup>\*\***, perfect for enjoying the exclusive marina atmosphere. The lease is valid until October 2026, with the possibility of renewal for another 5 years. Monthly rent is **\*\*€1,500\*\***, with quarterly expenses of **\*\*€400\*\*** for both terraces. Don't miss this fantastic business opportunity in one of Marbella's most exclusive areas!

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Port
- ✓ Marina

**Orientation**

- ✓ North
- ✓ South

**Condition**

- ✓ Excellent
- ✓ Good

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Parking**

- ✓ Street