

# ALL IN

real estates



## Commercial in Marbella

Bedrooms	<b>0</b>	Bathrooms	<b>0</b>	Built	<b>23m2</b>	Terrace	<b>14m2</b>
<b>R4841743</b>	<b>Commercial</b>	<b>Marbella</b>	<b>129.000€</b>				

**\*\*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!