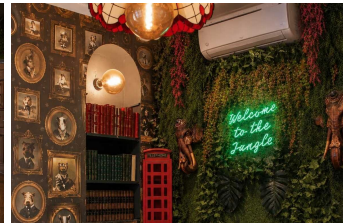
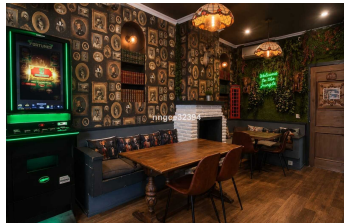
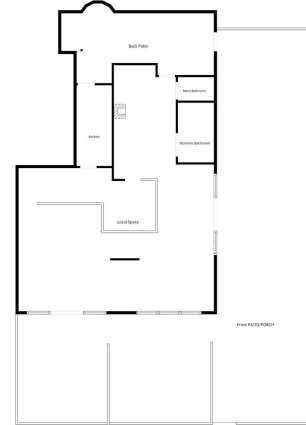


ALL IN real estates



Commercial in New Golden Mile

Bedrooms **6** Bathrooms **6** Built **635m2** Terrace **1m2**
R5421058 **Commercial** **New Golden Mile** **999.000€**

Restaurant, Bar or Boutique Hotel Opportunity with 5-Room Penthouse – New Golden Mile A unique opportunity to acquire an established income-generating business together with a private 5-room penthouse residence just minutes from the beach on Marbella’s sought-after New Golden Mile. Currently operating as a successful commercial business, the property offers buyers the flexibility to continue the existing operation, create a restaurant, bar, guesthouse, boutique hotel, wellness concept, office headquarters or other commercial venture, subject to any necessary licences and approvals. Positioned within walking distance of the beach and close to Marbella, Puerto Banús and Estepona, the property enjoys an exceptional location surrounded by residential communities, villas, golf courses, restaurants and year-round tourism. Above the commercial premises sits a highly versatile private penthouse residence enjoying extensive wraparound terraces and excellent privacy. The current layout comprises 5 separate rooms currently configured as 2 bedrooms, 2 bathrooms, a substantial separate office and 2 independent guest suites. The office is currently utilised for storage, while visualisations are available demonstrating its future potential. The property also benefits from 2 independent guest suites, each with private shower facilities, creating exciting possibilities for staff accommodation, management accommodation, guest lodging, short-term rental income or boutique hospitality concepts. In total, the property benefits from 2 commercial premises bathrooms, 2 bathrooms within the penthouse residence and 2

additional private shower facilities within the guest suites. Few properties offer the ability to live above your own business while enjoying complete privacy, extensive terraces and separate guest accommodation. Whether seeking a restaurant with owner's accommodation, a boutique hospitality concept, an Airbnb investment, a lifestyle business or a mixed-use income-generating asset, the flexibility of this property creates exceptional future potential. Features • Established income-generating business • Commercial premises included in the sale • 5-room penthouse residence above • 2 bedrooms • 2 bathrooms • Large office • 2 independent guest suites • 2 additional shower rooms • 2 commercial premises bathrooms • Exceptional wraparound terraces • Walking distance to the beach • Live-work opportunity • Boutique hotel potential • ?Airbnb ?potential • ?Staff ?accommodation ?potential • Excellent privacy • ?Parking ?directly outside • New Golden Mile ?location Some images ?have been ?professionally ?staged to ?illustrate the ?lifestyle ?and ?design ?potential ?of ?the ?property.

24 Hour Reception

Barbeque

Fitted Wardrobes

Guest House

Near Mosque

Restaurant On Site

Staff Accommodation

WiFi

24 Hour Reception

Day Care

Games Room

Marble Flooring

Near Transport

Satellite TV

Storage Room

Wood Flooring

Bar

Ensuite Bathroom

Guest Apartment

Near Church

Private Terrace

Solarium

Utility Room