

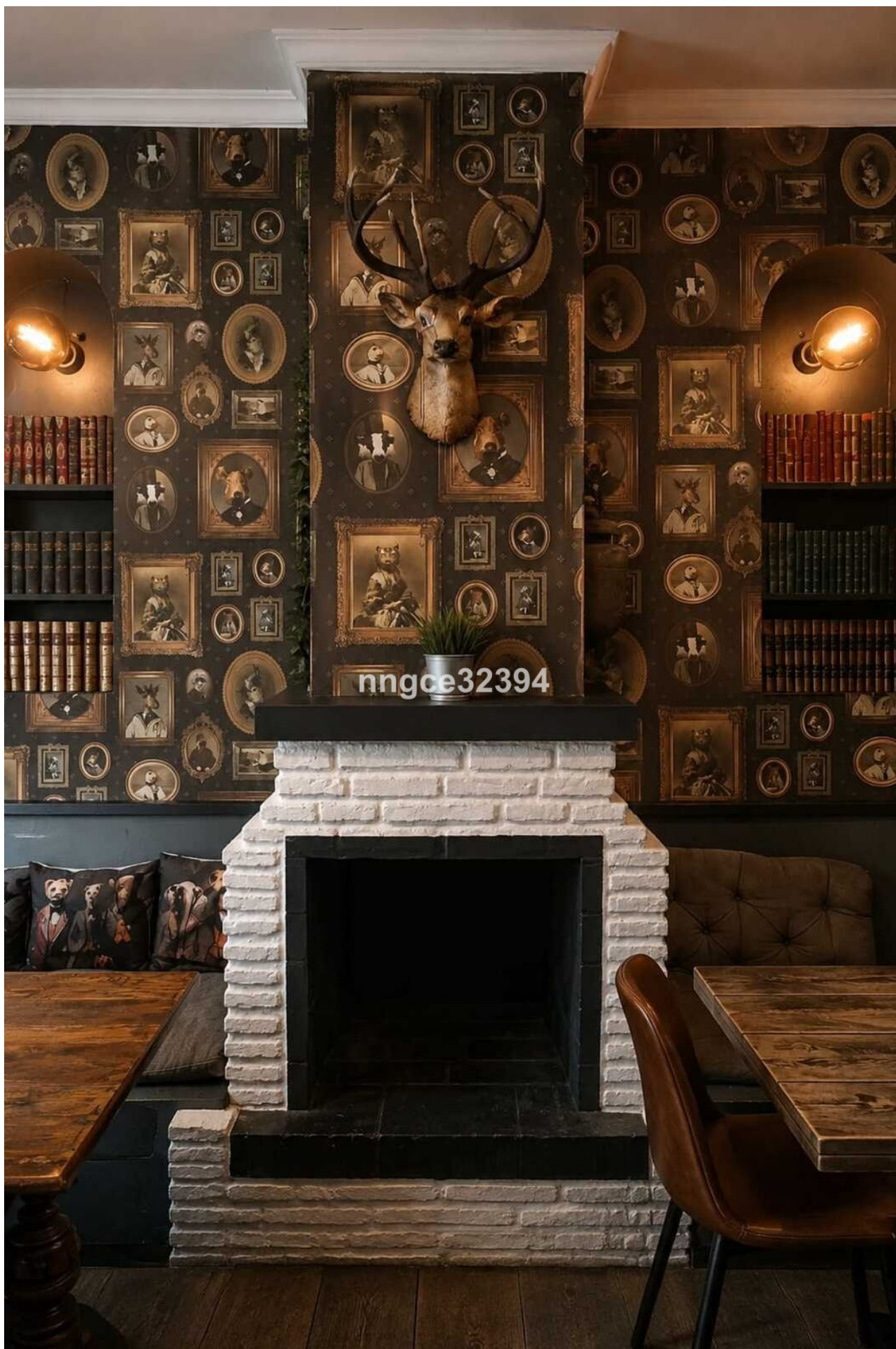
+34 695 577 651



info@lw-estates.com

Commercial in New Golden Mile

Reference: R5421058



nngce32394

Bedrooms: 6

Bathrooms: 6

M²: 635

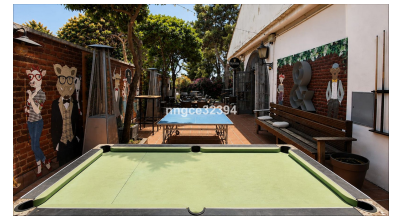
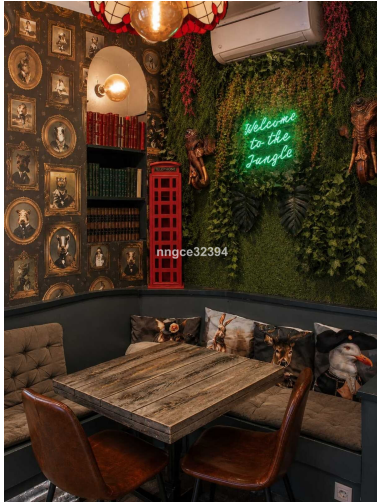
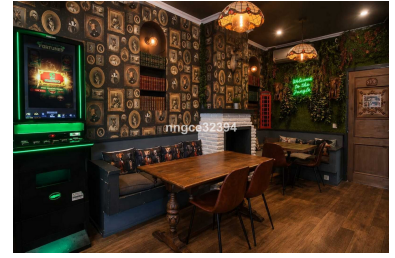
Price: 999,000 €



Plan The Ground & Cellar Map. Measurements Given Only. Not To Scale.



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Overview: 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.

Features:

None, None, Pool, Air conditioning, Heating, None, Private garden, Alarm system, Parking, Holiday Home, Investment, Resale