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*Violett Realty*

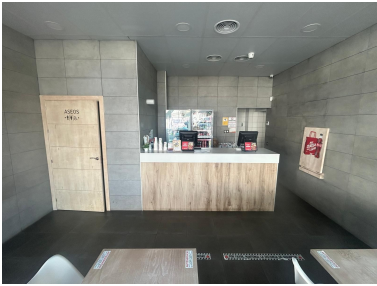
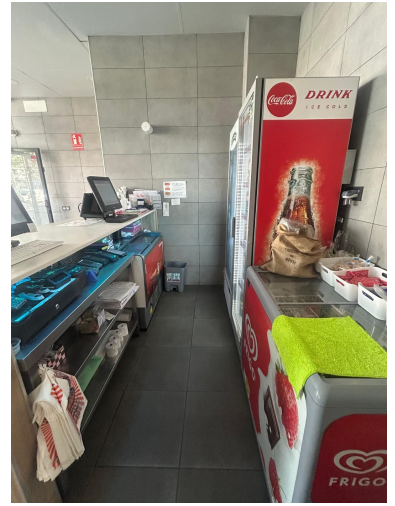
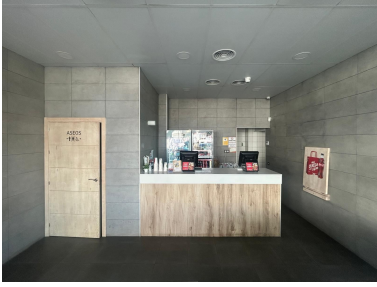
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Bar ■ Estepona Centre, Estepona

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■■■■■■■■■■:Restaurant premises for sale in Estepona – fully operational business with high profitability

Unique opportunity to acquire a consolidated restaurant business in one of Estepona's busiest areas, with a large influx of customers year-round. This is a fast-food establishment with many years of history, fully operational and with a loyal customer base, guaranteeing high profitability from day one.

The sale includes the property, the transfer of the ongoing business, as well as all necessary machinery, furniture, and utensils, allowing for the continuation of operations without the need for significant additional investment.

The premises were renovated and specifically adapted for hospitality approximately 5 years ago, complying with all technical and sanitary requirements. It has a valid hospitality license, a new air conditioning system, and a 40 cm smoke extraction system, facilitating the development of any gastronomic concept.

It boasts a facade of approximately 10 linear meters, offering great commercial visibility, and an interior surface area of between 85 and 90 m<sup>2</sup>, optimized for efficient business operation. The establishment has a unisex bathroom, seating for 60 people, and the possibility of installing up to 15 tables, including a lounge area and terrace.

Equipment included in the sale

The premises are delivered fully equipped with professional machinery and furniture in perfect condition:

Kitchen area

- Professional ovens
- Aluminum work tables
- Refrigerated pizza preparation tables with stone
- Ingredient display cases
- Industrial fryers
- 3-burner griddle
- Professional dishwasher
- Sink
- Refrigerators
- Ham slicer
- Vegetable slicer
- Dough mixer
- Dough sheeter
- Storage shelves

Storage area

- Glass-fronted refrigerator
- Bottle cooler
- Freezer
- Heavy-duty metal shelving

Customer service area

- Equipped counter
- Computers for order management
- Tables and chairs for interior
- Tables and chairs for terrace
- Awnings

This business represents an excellent opportunity for both investors and industry professionals looking to acquire a ready-to-work premises, with demonstrable turnover and a strategic location on the Costa del Sol.

Its location on a very busy street in Estepona ensures a constant flow of local and tourist customers, making it a safe bet in the restaurant sector.

