



## listing



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Bjorn Ingbrant  |
| Nome della ditta: | Enova Estates   |
| Nazione:          | Spain   |
| Experience since: | 2011  |
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| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Sito web:         | <a href="http://costadelsolproperty4sale.com">http://costadelsolproperty4sale.com</a> |

### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,167,574.16 |

### Posizione

|              |               |
|--------------|---------------|
| Indirizzo:   | Costa del Sol |
| Pubblicato:  | 16/06/2025    |
| Descrizione: |               |

An exceptional opportunity to acquire a freehold beachside restaurant in the prestigious area of Sotogrande, Cádiz, one of the most exclusive destinations on the Costa del Sol. Known for its luxury lifestyle, Sotogrande surpasses even Marbella and Puerto Banús in terms of privacy, elegance, and high-end real estate appeal. This well-established restaurant has been operating successfully for over 20 years and has built a loyal local and international clientele. Its prime location just steps from the beach ensures strong foot traffic and year-round appeal, making it a unique investment opportunity for both seasoned hospitality professionals and investors seeking solid returns.

The property is sold as a freehold commercial unit distributed across three levels with a total of five locals. The main restaurant is fully operational and includes several dining areas designed to cater to a wide range of guests. The seating capacity is over 110 clients, including 60 guests on the covered terrace on the ground floor, 50 inside the beautifully furnished indoor dining room, and over 50 additional seats on the cocktail terrace located on the first floor, offering panoramic views and a unique setting for sunset cocktails or private events. The ambience is elegant yet relaxed, combining Mediterranean charm with tasteful modern decor, creating a welcoming and versatile atmosphere ideal for casual lunches, romantic dinners, or private celebrations.

Three of the five locals are currently used as storage, but these spaces offer significant untapped



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potential. They can be easily converted into additional dining areas, an exclusive private event salon, a wine or cigar lounge, or an expanded kitchen or preparation space. This flexibility adds enormous value and future expansion possibilities to the business, allowing the next owner to grow and diversify the offering. The property includes all necessary licenses and is sold with the full kitchen and professional bar setup, ready to continue operations immediately.

The restaurant's long-standing success is due in part to its unbeatable location in Sotogrande, a community that attracts wealthy residents, international travelers, and seasonal visitors. It is close to world-class amenities including the Valderrama Golf Club, luxury marinas, international schools, and polo fields. Sotogrande is renowned for its discretion, security, and elite lifestyle, ensuring a steady stream of high-net-worth individuals who appreciate fine dining and exclusive venues. This restaurant is perfectly positioned to serve this sophisticated clientele.

This is not just a restaurant; it is a landmark business in a premium setting with an outstanding reputation and long-term growth potential. Whether you are looking to invest in a profitable commercial asset, open a flagship dining concept, or expand an existing hospitality portfolio, this beachside freehold property in Sotogrande offers everything you need to succeed. Viewings are available by appointment only. Serious inquiries are welcome.

## Key Highlights

Freehold sale – no traspaso

Prime beachside location in Sotogrande

Five connected commercial units sold together

Fully operational and profitable restaurant

High potential for expansion and event hosting

Sotogrande is renowned for its luxury lifestyle, international community, golf courses, marina, and polo fields—ensuring year-round demand and consistent footfall. This is a unique chance to invest in a high-visibility, income-generating property in one of the Costa del Sol's most elite enclaves.

## Comune

Finito piedi quadrati: 414 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: R5055892



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