

## Forretningseiendom til salgs i Mijas Costa, Málaga

299.000€



### Lounge / Bar Opportunity with 200 m<sup>2</sup> Terrace – High Potential

Rare opportunity to acquire a commercial unit ideal for a lounge, bar or restaurant concept, located in an open commercial centre with good visibility and steady foot traffic.

The property offers 55 m<sup>2</sup> interior space, with the possibility to install a kitchen, and a large private terrace of approximately 200 m<sup>2</sup> with an existing bar, creating an ideal setting for a vibrant lounge or social dining concept.

The terrace is available under an exclusive use agreement for only 1,450€ per year, offering excellent value and strong revenue potential.

Perfect for:

- Lounge or cocktail bar
- Tapas bar or social dining concept
- Restaurant with large outdoor seating
- Chill-out terrace with music and atmosphere

The business benefits from late opening hours, with the possibility to operate until 1:00 AM during weekdays and 2:00 AM on weekends, making it ideal for both day and evening trade.

The layout allows for a kitchen to be installed inside, with service directed to the terrace, maximizing capacity and

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|--|---|---|
|  0 soverom |  6 bad |  55m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> 200 m <sup>2</sup> terrace                               | <input checked="" type="checkbox"/> Communal garage                                       | <input checked="" type="checkbox"/> Amenities near  |
| <input checked="" type="checkbox"/> Transport near   | <input checked="" type="checkbox"/> Guest toilet  | <input checked="" type="checkbox"/> Close to sea / beach  |
| <input checked="" type="checkbox"/> Uncovered terrace  | <input checked="" type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> Good condition  |
| <input checked="" type="checkbox"/> Close to shops   | <input checked="" type="checkbox"/> Close to town   | <input checked="" type="checkbox"/> Kitchenette   |
| <input checked="" type="checkbox"/> Ground floor patio                                       | <input checked="" type="checkbox"/> Close to restaurants                                  |   |