

**Sales - Commercial - Fuengirola**  
**195.000€**



**Ref.-ID: R5063998**

**Fuengirola**

**Commercial**

**Community: 300 EUR / year**

**IBI: 301 EUR / year**



**2**



**67 m2**

Unique opportunity in Fuengirola! This 67m<sup>2</sup> commercial space is strategically located at street level, just steps from Plaza de los Reyes Católicos, supermarkets, pharmacies, and schools, ensuring a constant flow of potential customers. Currently used as a cafeteria/bar, this versatile space features two bathrooms, a fully equipped kitchen, and a smoke vent, ideal for starting your hospitality business. It also has a very large terrace with 17 tables, making it perfect for a cozy café. Don't miss this opportunity in a busy area with excellent visibility! We are available for a no-obligation viewing. In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11, it is reported that the indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, ) The exposed data is merely informative and has no contractual value. The offer is subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice.

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Marina

- Furniture**
- ✓ Fully Furnished

- Orientation**
- ✓ South

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Good

- Security**
- ✓ Electric Blinds
  - ✓ Alarm System

- Climate Control**
- ✓ Air Conditioning

- Parking**
- ✓ Street

- Views**
- ✓ Street

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Features**
- ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Bar
  - ✓ Double Glazing
  - ✓ Courtesy Bus
  - ✓ Near Church

- Category**
- ✓ Investment