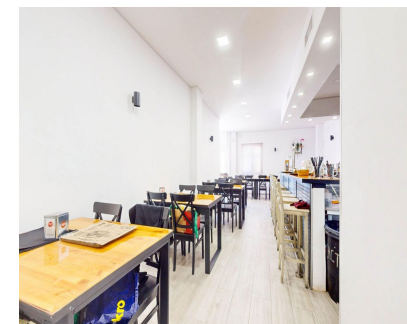
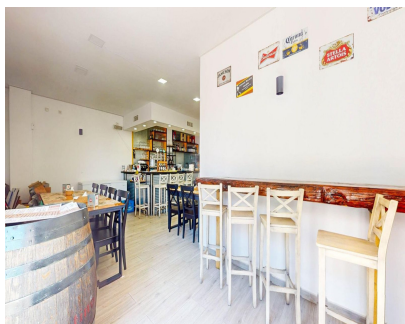
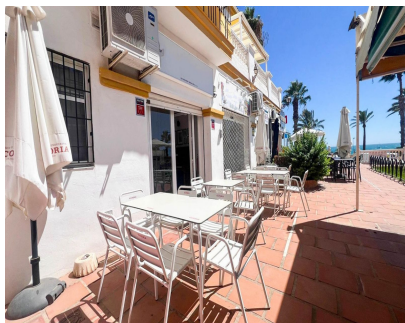


## Sales - Commercial - Benalmadena Costa

### 350.000€



**Ref.-ID: R5250775**

**Benalmadena Costa**

**Commercial**

**Community: 672 EUR / year**

**IBI: 604 EUR / year**

**Rubbish: 68 EUR / year**



**2**



**78 m2**

Freehold Commercial Unit for Sale – Benalmadena Costa Prime Location • Sea Views • Exceptional Investment A fantastic opportunity to acquire a freehold commercial premises in one of Benalmadena Costa's most sought-after coastal locations. Positioned directly adjacent to the main coastal road, this spacious unit benefits from high visibility, constant foot traffic, and beautiful sea views. Offering 78 m<sup>2</sup> of interior space plus a generous front terrace overlooking the sea, the property sits on the ground floor of a thriving residential complex. The premises currently includes a fully equipped bar area, ample seating, a large kitchen, air conditioning, and two bathrooms (one with disabled access) - ready to operate or to lease out to a tenant. Additional features include communal parking, making access convenient for customers. Key Details: • Interior: 78 m<sup>2</sup> • Sea-view terrace • Ground floor with excellent exposure • Bar, seating area, and spacious kitchen • Air conditioning • Two toilets • Communal parking • Fully licensed • Terrace tax: 0 • Community fee: 56/month

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

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Investment
  - ✓ Resale

- Orientation**
- ✓ South East
  - ✓ South

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Excellent
  - ✓ Recently Refurbished

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Alarm System

- Views**
- ✓ Sea
  - ✓ Courtyard

- Parking**
- ✓ Street
  - ✓ More Than One
  - ✓ Communal
  - ✓ Private

- Features**
- ✓ Near Transport
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Bar
  - ✓ Restaurant On Site
  - ✓ Near Church
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water