EK
ARBAT ESTATES

Sales - Commercial - Benalmadena

1.800.000€

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Ref.-ID: R4686298 **Benalmadena** **Commercial**

1435 m2

Commercial premises for sale in Las Ventas Shopping Centre, Benalmádena Location: Benalmádena A unique opportunity to acquire this spectacular property located in one of the best areas of Benalmádena, surrounded by all kinds of amenities and with excellent transport links, including motorway access and easy access to the coast. It's just a stone's throw from everything: the Arroyo de la Miel shopping centre, quick access to the beaches, and Benalmádena town. LOCATION: Las Ventas Shopping Centre AREA: 1,435.70 m2 All on the ground floor DEEDS: 3 units: 2 units of 70 m2 each and 1 unit of 1,295.70 m2 Sale price for the interior unit and 2 exterior units: €1,800,000 Community fees: €492.98/month Property Tax (IBI): 1,295.70 m2 unit (€3,796 IBI) and 70 m2 units (€643.55 IBI per unit). PRICE PER SQUARE METER: €1,254/m² STREET FRONTAGE: 15 linear meters INCLUDED FACILITIES: ✓ Power and lighting: 45,000 watts ✓ Fluorescent lighting throughout the premises ✓ Hot and cold water ✓ Natural gas boiler and installation ✓ Fully tiled changing rooms for men and women ✓ Heated indoor swimming pool (15 x 8 m, 220 m³) POSSIBILITIES: • Office center • Gym, sports center, spa, daycare, warehouse, furniture storage, restaurant • Medical center, rehabilitation and beauty center, club... • Furniture store or similar, hardware store, lighting store, DIY store, discount store • OpenCor/Eroski/Carrefour Express... • If interested, the company CENTRO BUCEO BENALMÁDENA S.L. is also available; price upon request For sale: 200,000 euros. This business has all the necessary vocational training qualifications from the Education, Merchant Marine, and Andalusian Regional Government's Sports Department, as well as certification as a shallow-water diver from the Regional Ministry of Agriculture and Fisheries. Established in 1992, it is fully operational, with 33 years of experience and thousands of students trained. • There is an option to purchase an adjacent unit with 25 parking spaces for approximately €870,000. The unit is approximately 870 square meters and is located in the basement, connected internally to our premises. In compliance with Law 10/2025 of December 28th, on customer service and transparency, consumers are hereby informed that the indicated prices do not include expenses related to the purchase of real estate as per current legislation (Property Transfer Tax 7% or as per law, notary fees, property registration fees, etc.). There are no real estate brokerage fees in addition to the sale price.

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Condition
- ✔ Excellent Condition

Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Gym
- ✔ Sauna
- ✔ Utility Room

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

Category
- ✔ Bargain
- ✔ Investment
- ✔ Reduced