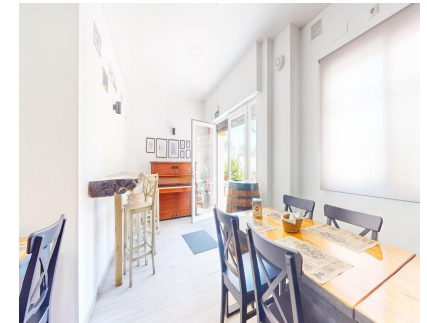


**Sales - Commercial - Benalmadena Costa**  
**325.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4847599**

**Benalmadena Costa**

**Commercial**

**Community: 672 EUR / year**

**IBI: 604 EUR / year**

**Rubbish: 121 EUR / year**



**2**



**95 m2**

Excellent opportunity for investors. Sale of a large commercial premises with sea views, located next to the mai beach road of Benalmadena Costa. The property is 87 m<sup>2</sup> plus a private terrace of 15 m<sup>2</sup> (therefore there is 0 terrace tax!) It is located on the ground floor within a residential complex. Recent complete renovation of the interior of the premises, it has a large area for customers, large work area/bar, kitchen with smoke outlet and two bathrooms (one adapted for disabled people). Air conditioned throughout.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Commercial Area</li><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</li><li>✓ Recently Refurbished</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Bar</li><li>✓ Restaurant On Site</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li><li>✓ Communal</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Gas</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Resale</li></ul>					