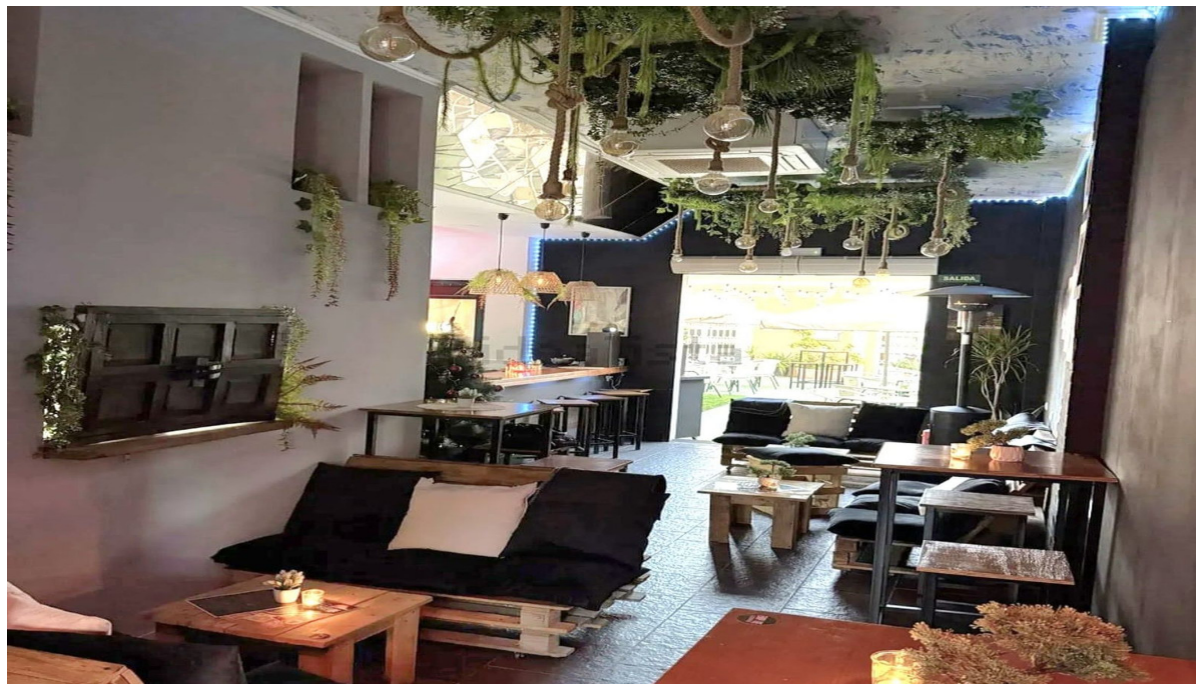


## Продажа - Коммерческая - Fuengirola

### 130.000€



Ref.-ID: R5467774

Fuengirola

Коммерческая



2



59 m2

COMMERCIAL PREMISES FOR SALE IN FUENGIROLA MARINA | WITH SMOKE VENTILATION | TURNKEY BUSINESS Excellent investment opportunity in one of the busiest and most frequented areas of the Costa del Sol. A 59 m2 commercial premises is for sale in Fuengirola Marina, featuring a smoke vent and a spacious outdoor terrace of approximately 50 m2, a significant asset for any hospitality or restaurant business. Currently, the premises house a fully operational bar, the transfer of which is also available. This allows you to acquire a fully functional business, ready to operate from day one, with an established clientele, facilities, and equipment already in place. Main features: 59 m2 commercial premises. Approximately 50 m2 outdoor terrace. Smoke extraction system. Prime location in the Fuengirola Marina. Option to also acquire the transfer of the current business. Turnkey business ready to continue operations. High visibility area with high foot traffic. Excellent opportunity for both owner-operator and investment. Price of the premises: €130,000 Transfer price: €33,000 (Rent: €1,450 per month) A rare opportunity in one of Fuengirola's best commercial locations. Contact us for more information or to schedule a visit. The price indicated does not include taxes or fees. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate costs will be: Property Transfer Tax (ITP): €9,100 Notary fees: Between €390 (0.3%) and €650 (0.5%) Property Registry fees: Between €130 (0.1%) and €390 (0.3%).

**Расположение**

- ✓ Первая линия пляжа
- ✓ Город
- ✓ Коммерческая зона
- ✓ Порт
- ✓ Порт

**Состояние**

- ✓ Хорошее

**Особенности**

- ✓ WiFi
- ✓ Бар
- ✓ Ресторан на территории

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Открытая

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода