



## Commercial Premises for sale in Fuengirola, Fuengirola

1.350.000 €

Referenz: R4851394    Badezimmer: 3    Garten: 400m<sup>2</sup>    Terrasse: 300m<sup>2</sup>





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## Costa del Sol, Fuengirola

For Sale: Large coimmercial premises close to the seafront of Fuengirola.

Discover this incredible opportunity to acquire a commercial property in the heart of Fuengirola, just a few steps from the beautiful beaches. Located in a high-traffic area, this premises is surrounded by residential and hotel buildings, ensuring a constant flow of customers.

### Property Features:

- Total area of 400 m<sup>2</sup>, with an additional large front terrace and communal parking
- Occupies the entire ground floor and is situated on a corner, with access from two streets
- Fully renovated and ready to operate
- Opening licence as a "Special Hospitality Establishment with Music" and smoke extraction

### Premises Layout:

- Bar and restaurant area
- Spacious kitchen equipped with a preparation area and storage space
- Two large rooms, ideal for various uses
- Two bathrooms (one adapted for disabled access)
- Staff changing room with toilet and storage area
- Independent office
- Air conditioning throughout the premises for added comfort

This commercial property represents an excellent opportunity for any potential owner, whether to run a thriving business or as a source of income through a leasehold!!

### Unbeatable Location:

Situated near the main road connecting Los Boliches and Fuengirola, this premises benefits from a constant flow of residents and tourists heading to the beach, located just a few metres away.

The area is surrounded by hotels, apartments, bars, and restaurants, making it an ideal spot for any type of business. Additionally, the local community is dense and diverse, with a great mix of national and foreign residents.

### Additional Opportunities:

- Possibility to convert the premises into 7 tourist apartments or offices



Don't miss the chance to invest in this exceptional property! For more information, please feel free to contact us.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
W-lan  
Spielzimmer  
Versorgungsraum  
Bar  
Restaurant vor Ort  
In der Nähe der Kirche  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Straße

### Möbel

Optional

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Gas

### Orientierung

Norden  
Ost  
Süden  
West  
Südost  
Nordosten  
Südwesten

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Sicherheit

Alarmanlage

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert

### Parken

Straße  
Gemeinschaft