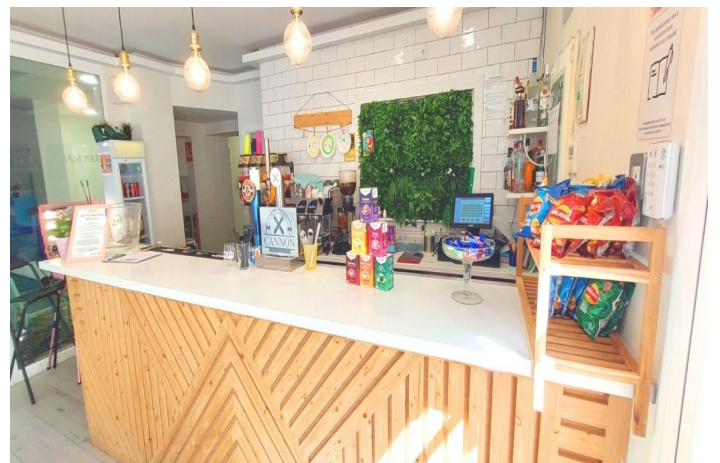




# Commercial Premises for sale in Fuengirola, Fuengirola

1.350.000 €

Referentie: R4851394 Badkamers: 3 Perceelgrootte: 400m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Berging  
WiFi  
Speelzaal  
Bijkeuken  
Bar  
Restaurant op locatie  
Buurt van een kerk  
Access for people with reduced mobility

### Uitzicht

street Views

### Meubilering

optioneel Furniture

### Voorzieningen

Elektriciteit  
Drinkwater  
Gas

### Zonorientatie

noorden  
Oosten  
zuiden  
West  
Zuidoost Zonoriëntatie  
North East Orientation  
South West Orientation

### Ligging

Commerciële omgeving  
Dicht bij strand  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Stad  
Dichtbij jachthaven

### Beveiliging

Alarmsysteem

### Categorie

Investering  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Parkeergelegenheid

parkeren op straat  
Gemeenschappelijk Parking