



450.000 €

Referenz: RS16839 Schlafzimmer: 1 Badezimmer: 1 Grundstücksgröße: 123m<sup>2</sup> Garten: 123m<sup>2</sup>





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## Costa Calida, La Manga del Mar Menor

This outstanding commercial unit, spanning just over 120 square metres, presents a rare opportunity to establish or expand your business in one of the most sought-after and prestigious locations within La Manga Club. Situated in a bustling, high-visibility area, this unit is perfectly positioned to attract a steady flow of foot traffic, ensuring that your business benefits from unparalleled exposure. One of the most appealing aspects of this unit is its versatility. Whether you are looking to continue the successful legacy of the existing fashion retail business or explore a new venture, this space provides limitless possibilities. Entrepreneurs and business owners will appreciate the potential to transform the unit into a stylish restaurant, a vibrant bar, a serene yoga studio, an innovative real estate office, or any other commercial enterprise suited to this dynamic and upscale environment. The adaptability of the space makes it an excellent choice for a variety of industries, catering to both residents and visitors alike. Designed to create an inviting and professional atmosphere, the unit boasts large windows on all sides, allowing natural light to flood the space throughout the day. The south-facing orientation enhances the brightness of the interior, creating a warm and welcoming ambiance that is ideal for any type of business. This feature not only enhances the overall aesthetic but also contributes to a positive and productive working environment. Another significant advantage of this property is the ample parking available at both the front and rear of the building. Customers and clients will enjoy convenient and hassle-free access to your business, eliminating one of the most common concerns associated with commercial properties. The ease of parking enhances the customer experience, increasing the likelihood of repeat visits and sustained patronage. The strategic location of this commercial unit within La Manga Club cannot be overstated. It is nestled in one of the most vibrant and heavily frequented areas, ensuring a constant stream of potential customers throughout the day. The club itself is a renowned destination, attracting both local residents and international visitors who come to enjoy its luxurious amenities, sports facilities, and high-end lifestyle. This makes it an ideal location for businesses seeking a well-established clientele and a prestigious address. The current owner has successfully operated a thriving business in this very unit for the past 30 years, a testament to the location's enduring commercial viability. By taking advantage of this exceptional opportunity, you can position yourself as one of the most prominent and recognized businesses in La Manga Club, benefiting from an established reputation and a high level of consumer interest.

**Key Features:**

- Prime Commercial Unit:** Just over 120 square metres of versatile space.
- Endless Business Opportunities:** Ideal for a fashion boutique, restaurant, bar, yoga studio, real estate office, or other ventures.
- High Visibility & Foot Traffic:** Located in a bustling area within La Manga Club.
- Bright & Spacious Interior:** South-facing with windows on all sides, ensuring ample natural light.
- Ample Parking:** Convenient and free parking spaces available at the front and rear.
- Prestigious Location:** Situated in one of the most desirable commercial hubs in the region.
- Proven Business Success:** The current owner has operated successfully for three decades. This is a unique chance to establish or expand your business in a prime location that guarantees exposure, accessibility, and success. Whether you are an entrepreneur seeking a fresh start or an investor looking for a lucrative opportunity, this commercial unit is an outstanding choice. Don't miss out on the chance to become part of the thriving La Manga Club community and make your mark in this premier business destination.