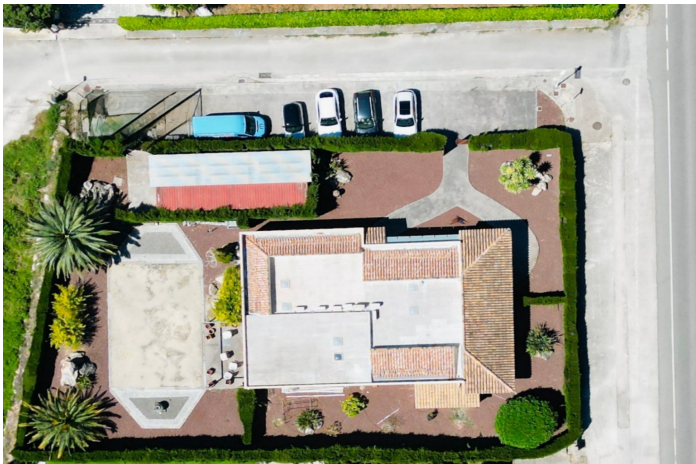




## Commercial Premises for sale in Javea, Javea

795,000 €

Reference: R5072773 Bedrooms: 2 Bathrooms: 2 Plot Size: 1,500m<sup>2</sup> Build Size: 321m<sup>2</sup>





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## Costa Blanca North, Javea

This exceptional 268 sqm commercial property, currently set up as a dental clinic and rehabilitation centre, offers a wide range of commercial opportunities. The thoughtful layout makes the property ideal for sectors such as hospitality, education, healthcare or other activities that fit within current regulations (full list available on request).

Strategically located at the foot of the Montgó, with excellent visibility and easy access, the property has parking for 20 cars. The robust steel construction allows for flexible layouts, making the building perfect for a variety of commercial uses.

Inside, you will find spacious, light-flooded rooms with light coming into several areas via domes in the ceiling. It is currently divided into independent consulting rooms - ideal for offices, treatment rooms or practice rooms. Interested in continuing existing clinic activities? All dental equipment and furniture can remain, allowing direct operation as a dental practice, physiotherapy centre, dermatology clinic, aesthetic medical centre or wellness practice.

Furthermore, the building features two spacious waiting rooms for optimal comfort of clients and patients, three toilets, two changing rooms with shower facilities and a furnished living area for staff or meetings.

Do you have plans in the hospitality direction? The permits are available for that too, and with some basic adjustments, this multifunctional building can be transformed into a restaurant, b&b or other business with outdoor facilities.

The building is fully basement with a crawl space of 1.50 m to 1.80 m in height, and equipped with licensed additional container storage of 53 m<sup>2</sup>.

With endless transformation and adaptation possibilities, this property represents a unique opportunity for entrepreneurs and investors.

IBI €1,200, Basura €250





## Features:

Private Terrace

Storage Room

WiFi