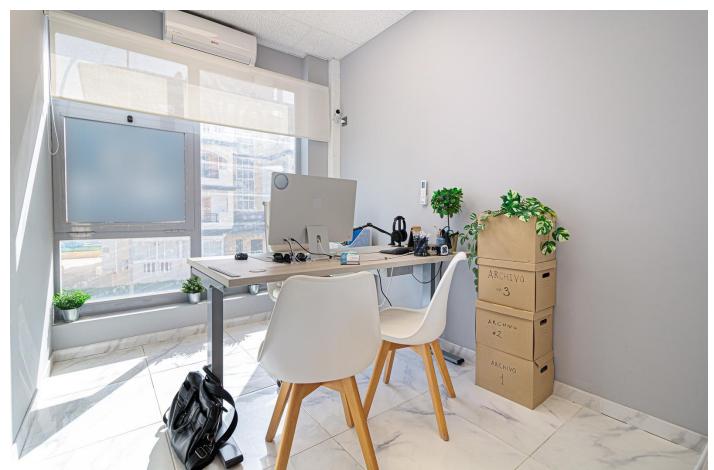




## Commercial for sale in Torrevieja, Torrevieja

79,990 €

Reference: RS24214 Build Size: 49m<sup>2</sup>





## Costa Blanca South, Torrevieja (Town)

Office for sale with modern designer renovation, high-quality furniture, computers, printers, and the possibility to transfer or update the opening license. Suitable both for starting your own business or for investors who want to buy and rent it out for commercial activities, where rent is higher and ROI exceeds residential property. Renovation was completed 2 years ago using high-quality materials. The office was designed for running a personal business, real estate agency, and is for sale due to relocation to another region of Spain. Currently designed for 6 workstations, but more can be added. The 5-meter glass façade is equipped with an advertising system for real estate listings with interior lighting. Ceilings are 3.40 m high. The office has forced ventilation, two air conditioners, and a radiator for efficient winter heating, all controllable via Wi-Fi from your phone. All office systems are integrated into a smart home system, allowing control of lighting, climate, and even the water heater via smartphone. Includes alarm system and video surveillance camera. Interior designed with attention to detail: lighting, floor outlets, and workstation layout. High-quality furniture: desks, chairs, cabinets, and storage systems. Client area with leather sofa and armchair. Includes several computers and 3 printers. Entrance features automatic roller shutters with remote control. Windows face two directions, ensuring good natural light throughout the day. Office includes kitchen with fridge, coffee machine, drinking water filter, and water heater connected to smart system. Separate bathroom. Alarm, high-speed internet, and ventilation system included. Opening license can be updated for office use, allowing the new owner to start working immediately without additional approvals. Ideal office for a company seeking a modern, technological, and functional workspace in a convenient location. Built area: 49 m<sup>2</sup>. Municipal parking available in front of the building.