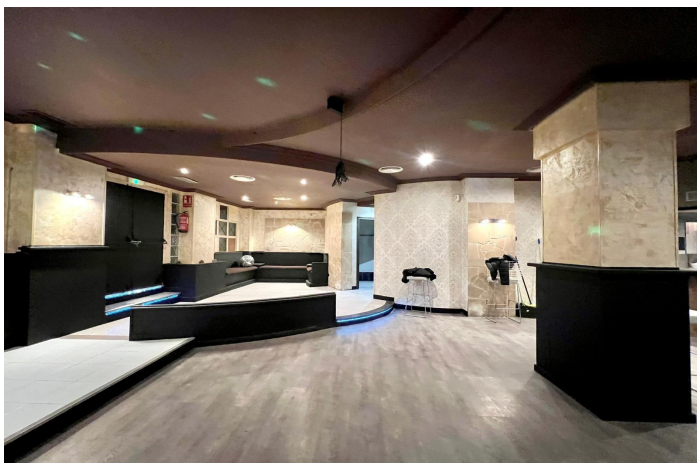




## Commercial for sale in Torrevieja (Town), Torrevieja

199.900 €

Referentie: RS26709 Perceelgrootte: 198m<sup>2</sup>





## Costa Blanca South, Torrevieja (Town)

Just a few meters from the sand and the promenade, in the Playa del Cura area, this commercial space at Calle Goleta 1 is located in one of the most visible and pedestrian-frequented spots in Torrevieja, approximately 200 meters from the sea. The surroundings combine the appeal of a well-established coastal area with the convenience of having all necessary services readily available year-round, making this space an ideal base for developing a business catering to both local residents and tourists. Surroundings and Location Calle Goleta runs very close to Avenida de las Habaneras and the coastline, in an area known for its vibrant commercial activity and urban character. The surrounding area features multi-story residential buildings, small hotels, holiday apartments, and a dense network of local businesses, generating a constant flow of people throughout the day and night, especially during peak season. Surroundings and Location Calle Goleta runs very close to Avenida de las Habaneras and the coastline, in an area renowned for its bustling commercial activity and urban character. Its proximity to Playa del Cura, one of the most iconic and popular beaches in the municipality, creates an environment where locals, national and international visitors, and those seeking leisure, dining, and services at street level coexist. The promenade is just a short walk from the premises, making it easy for those strolling along the seafront to explore the adjacent streets in search of terraces, bars, cafes, or specialty shops. Commercial Dynamics of the Area The Playa del Cura area is known for its vibrant commercial sector, which includes restaurants, supermarkets, convenience stores, offices, and services geared towards both tourists and permanent residents. This mix of uses generates diverse demand: from those looking for a place to have breakfast overlooking the sea to those who come to do their daily shopping, hire services, or enjoy a sunset dinner. During the summer months, activity intensifies considerably, with an increase in visitors strolling along the streets parallel and perpendicular to the coast, turning every shopfront into a visually striking opportunity. However, the neighborhood remains vibrant beyond the summer season thanks to a stable population that resides year-round, ensuring a continuous flow of potential customers. Connections and Accessibility Access to the premises is convenient from various points in the city thanks to its proximity to main roads such as Avenida de las Habaneras, which connects to the center of Torrevieja and provides access to the N-332 highway, towards Alicante and Murcia. The area is well-served by public transport, with nearby bus stops connecting to other neighborhoods and the bus station, facilitating access for both employees and customers. At pedestrian level, the surrounding streets invite strolling: many people walk from the city center to the beach, or from nearby residential areas to the promenade, creating natural routes that pass very close to the premises. In addition, the area has surface parking and garages in adjacent buildings, allowing those traveling by car to find parking alternatives within a reasonable distance. Urban Environment and Atmosphere The urban landscape surrounding the premises is defined by multi-story residential buildings, with ground floors mostly occupied by commercial spaces and mezzanines converted into offices or small businesses. This configuration creates a feeling of a bustling street, where shop windows, signs, and terraces form part of a dynamic scene, especially lively during the morning and afternoon.