



**Ref.-ID: MIBGR4367167**

**Estepona**

**Commercial**

**IBI: 292 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**

COMMERCIAL PREMISES BAR: prepared as a bar, with everything included, refrigerators, stoves, stoves, seats, awning to cover the terrace with all the anchors. This area is divided into two premises, one as a bar and the other as an apartment, at this time it has been renovated including the dining room at the bar. On the kitchen side there is another door with access to the back street. This place is located in a residential area, surrounded by shops and with a very good clientele waiting for its new opening. It is known in the neighborhood for its good cuisine and good service. APARTMENT: this apartment consists of two bedrooms and two bathrooms with shower, built-in wardrobes from wall to wall with very good qualities, then there is the living-dining room and kitchen area that is currently integrated into the bar, can be closed and has its separate door to the bar. It has air conditioning and an extractor fan, since the bedrooms do not have exterior windows in the kitchen if it has a large window to the outside. The apartment at this moment does not have the documentation of change of use, it is as a local. They are two independent places that have joined. It is a great opportunity as a business and habitual residence.

**Setting**

- ✓ Town
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Schools

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Parking**

- ✓ Street

**Climate Control**

- ✓ Air Conditioning
- ✓ Cold A/C

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

**Views**

- ✓ Street

**Category**

- ✓ Resale

**Features**

- ✓ Fitted Wardrobes

**Furniture**

- ✓ Fully Furnished