



**Ref.-ID: MIBGR4591702**

**Torremolinos**

**Commercial**

**Community: 228 EUR / year**

**IBI: 1,175 EUR / year**



**120 m2**

Excellent investment opportunity. Premises built in 2021 in an unbeatable location, an area experiencing high growth in recent months. Currently, three new residential complexes are being built just 100 meters from the premises, ready for delivery in 2024, with future construction projects right across the street. This premises offers endless possibilities for any type of business (beauty center, ice cream shop, restaurant, pharmacy, bar, pizzeria, café, barber shop, gym, dental clinic, or daycare, among others) with easy parking available all day. Additionally, the premises includes two exterior parking spaces in the price. The property comprises 120 m<sup>2</sup> constructed area with a separating mezzanine of 1.25 m<sup>2</sup>. It also features a private terrace totaling 285 m<sup>2</sup>. There is an option to enclose approximately 140 m<sup>2</sup> of the terrace while keeping another 145 m<sup>2</sup> open. The premises also has necessary pre-installations: electrical supply, telecommunications cabinet, air conditioning, sanitation, water supply, local 600x200 extraction duct, and local 400x200 extraction duct. In the vicinity, there are two train stations, bus stops, schools, Torremolinos Maritime Hospital, hotels, tourist rental apartments, restaurants, among others. If you're looking to acquire this magnificent premises in a rapidly expanding area, don't miss the chance to turn this place into your next venture. Contact me for a visit!

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Category**

- ✓ Investment

**Orientation**

- ✓ South East

**Condition**

- ✓ New Construction

**Views**

- ✓ Garden
- ✓ Urban
- ✓ Street

**Features**

- ✓ Private Terrace

**Parking**

- ✓ Garage
- ✓ More Than One
- ✓ Private