

## Sales - Commercial - Marbella

# 550.000€

**Marbella**

**Commercial**

**Community: 312 EUR / year**

**Rubbish: 196 EUR / year**



**2**



**95 m2**

Fantastic freehold commercial space in Avenida del Mar, one of Marbella's main streets. Located in the heart of the city and only steps away from the sandy beach just next to Marbella Port. This local boasts a fully-equipped bar, equipped kitchen, stylish furniture, and ready to go appliances which can be included. Recent renovations include soundproofing, special windows, and modern installations, creating an inviting space for any business. With the option to expand to a spacious outdoor terrace, accommodating at least 10 tables, this is the perfect opportunity for a thriving business in prime location. Benefiting from 15 kw light connection, a robust ventilation and air conditioning system. Has two toilets (one adapted for disabled access). Ideal location with high foot traffic, proximity to Marbella Port, and easy access to a large private underground parking facility. Don't miss the chance to own a turnkey business or consider acquiring the existing SL company with no assets. A vibrant atmosphere of a pedestrian street surrounded by restaurants, cafes, offices, and shops, sunny with open space terrace. The perfect spot for any business to thrive comfortably!

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

### Views

- ✓ Sea
- ✓ Beach
- ✓ Country
- ✓ Urban
- ✓ Street

### Orientation

- ✓ North West

### Features

- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Bar
- ✓ Near Church

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Furniture

- ✓ Optional

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Kitchen

- ✓ Fully Fitted































