

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 m² constructed area with a separating mezzanine of 1.25 m². It also features a private terrace totaling 285 m². There is an option to enclose approximately 140 m² of the terrace while keeping another 145 m² 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

Features

- ✓ Private Terrace

Orientation

- ✓ South East

Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private

Condition

- ✓ New Construction

Category

- ✓ Investment

Views

- ✓ Garden
- ✓ Urban
- ✓ Street











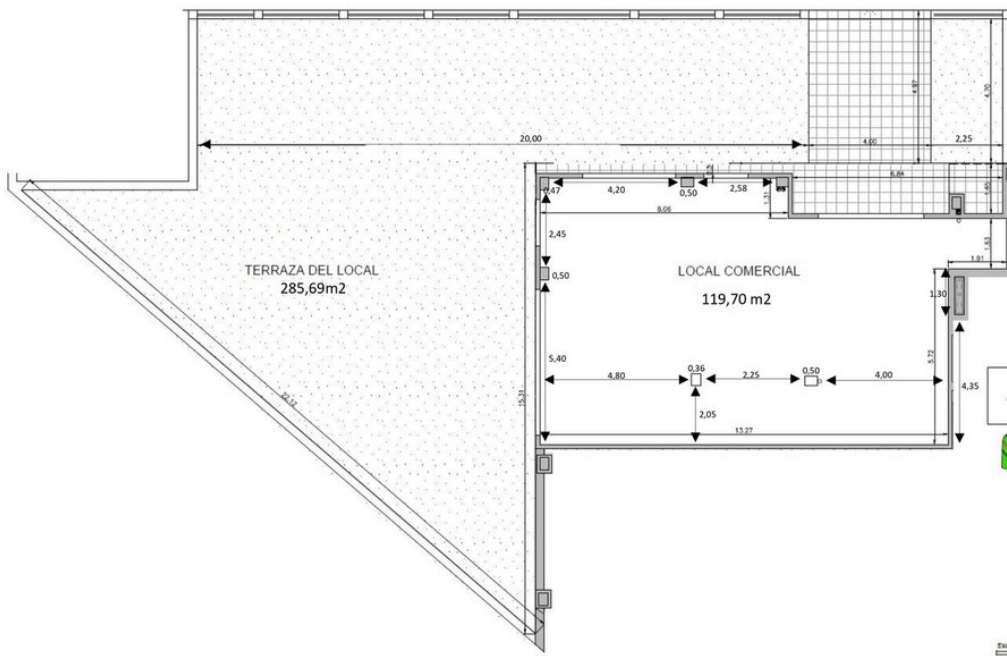






Sup. Constr: 119,70 m²
Sup. Terraza: 285,69m²

Altura 4,60 +
Entrepanta 1,25



El presente documento es un estudio preliminar de las instalaciones eléctricas, de agua fría y caliente, de gas, de ventilación, de calefacción y de aire acondicionado, de ascensores, de elevadores y de otros servicios que se requieren para el desarrollo del proyecto. Este estudio se basa en los datos suministrados por el cliente y en las normas técnicas vigentes. No se garantiza la exactitud de los datos ni la viabilidad de las soluciones propuestas. El cliente es responsable de la verificación de los datos y de la ejecución de las obras de acuerdo a lo establecido en el contrato.

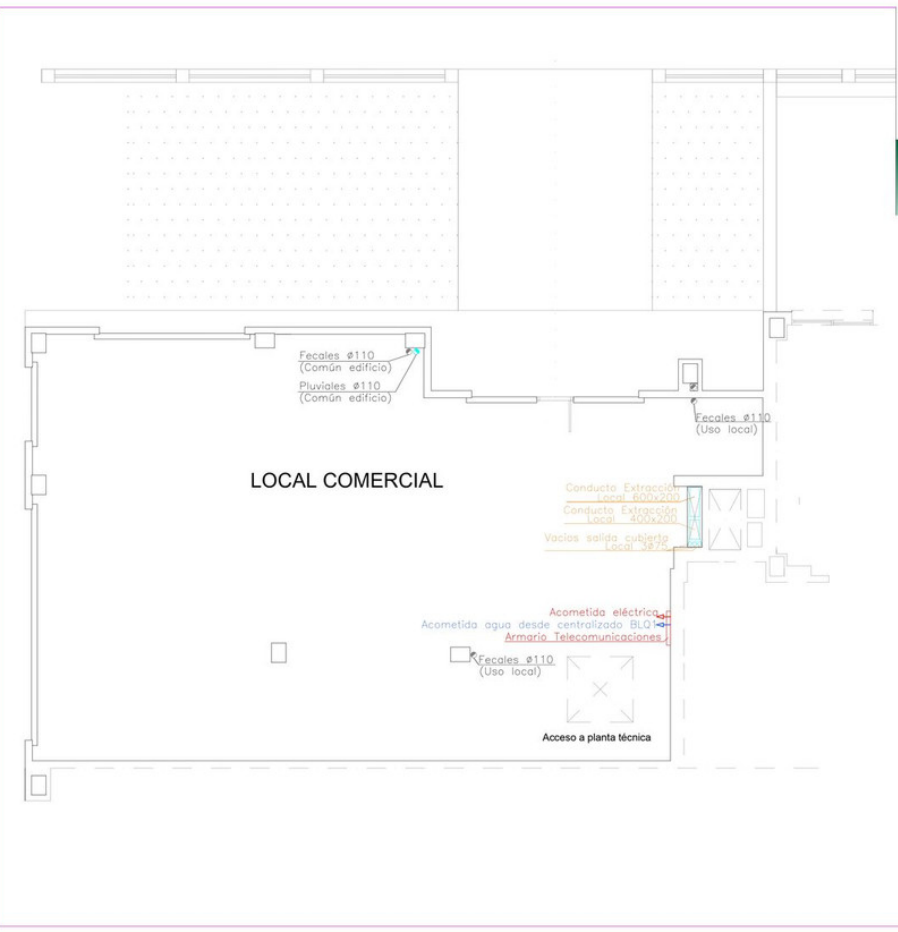


Escala Gráfica



Vivienda.
LOCAL COMERCIAL

PREVISIÓN INSTALACIONES



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