



**Ref.-ID: MIBGR4775398**

**Fuengirola**

**Коммерческая**

**Коммунальные: 480 EUR / год**

 **75 m2**

Unique opportunity for entrepreneurs in the gastronomic sector! Leasehold restaurant with bar/restaurant licence, located in a strategic corner that guarantees high visibility. The premises has 75 m<sup>2</sup> constructed area and 72 m<sup>2</sup> usable area, distributed on one floor and perfectly fitted out. The decoration is modern and cosy, ideal to attract a loyal clientele. The kitchen is fully equipped, including an efficient smoke extractor, allowing for a smooth and trouble-free operation. The restaurant has two fully refurbished and adapted toilets for the disabled, ensuring accessibility for all customers. It also has an outdoor terrace with seating for 10 tables, perfect for enjoying outdoor meals in a relaxed atmosphere. The premises are also equipped with heating and air conditioning systems, ensuring year-round comfort. The property includes a large shop window that directly overlooks the street, increasing the visibility of the business. There is also a storeroom to keep everything organised and alarm systems for added security. With high business potential and a privileged location, this restaurant is a safe investment for those looking to prosper in the restaurant sector. Don't miss this opportunity and contact us for more details! Monthly rent : 1350 □ 2 Months deposit Lenght of rental contract : 10 years

**Расположение**

- ✓ Город
- ✓ Пригородная
- ✓ Коммерческая зона
- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом

**Мебель**

- ✓ Полностью меблированный

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Хорошее

**меры безопасности**

- ✓ Сигнализация

**Климат-контроль**

- ✓ Кондиционер

**Категория**

- ✓ Инвестиции
- ✓ Перепродажа

**ВИД**

- ✓ Город
- ✓ Улица

**Особенности**

- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi