

**Ref.-ID: MIBGR4907326**

**Elviria**

**Коммерческая**



Commercial premises in a privileged location Discover this fantastic commercial premises, designed to maximize the success of your business, located on the first line of the A-7 highway, in the strategic section between Elviria and El Rosario. Highlighted features: • Unbeatable accessibility: Direct access from the highway and parking spaces right in front of the door, guaranteeing comfort for your clients. • Unique exposure: Shop windows facing the four cardinal points: south, east, west and north, offering exceptional visibility from any direction. • Versatile space: With approximately 40 m<sup>2</sup> indoors and a large 40 m<sup>2</sup> terrace, this premises is perfectly suited to businesses such as clinics, offices or various types of shops. • Comfort and functionality: Equipped with air conditioning to create a comfortable environment and an integrated bathroom for greater convenience. Competitive advantage: The privileged location, along with the visibility from one of the main arteries of the region, ensures high exposure and a flow of potential clients. Don't miss this opportunity to launch your business in a strategic and modern environment! For more information or to arrange a visit, please do not hesitate to contact us.

**Расположение**

- ✓ Коммерческая зона
- ✓ Рядом с магазинами
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Север
- ✓ Восток
- ✓ Юг
- ✓ Запад

**Состояние**

- ✓ Отличное

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Улица





