

## Long Term Rental - Commercial - Fuengirola

### 2.250€ / Month



100% AIR CONDITIONED, 24/24 HOURS



Ref.-ID: MIBGR5209786

Fuengirola

Commercial



122 m2

Looking for a business on the Costa del Sol with a solid track record, loyal clientele, and a prime seafront location? Here it is! A fully operational ice cream shop is available for transfer, ready to operate from day one, with a loyal customer base and an unbeatable location on Paseo Marítimo Rey de España, Fuengirola. Prime Location: Right on the seafront, with high visibility and foot traffic, 3-minute walk to Plaza de la Constitución Surrounded by restaurants, bars, and hospitality businesses, creating a dynamic environment with a constant flow of customers Close to all the services in central Fuengirola What makes this business special? Fully furnished and equipped with high-quality materials Elegant and carefully designed décor, paying attention to every detail Varied gastronomic offerings: artisanal ice cream, coffee, natural juices, sweets, and tea pastries Established clientele, ideal to continue its success Recent Improvements (March 2025): Renovation of paint and drywall throughout Updated electrical installation Expansion of the restroom lobby Rear door completely restored Facilities and Documentation: Restrooms compliant with current regulations Valid licenses for premises and terrace 22 m<sup>2</sup> terrace with tables, chairs, and umbrellas Civil liability insurance Up-to-date documentation, free of encumbrances Complete inventory available Financial Conditions: Transfer price: €110,000 (fully equipped and adapted) Monthly rent: €2,250 A secure investment with growth potential, perfect for entrepreneurs seeking a profitable, well-established, and recognized business on the Costa del Sol. If you're looking for a charming, profitable business that's ready to continue growing, this is your opportunity. Call us today and come see it in person! The transfer price of the property presented here does not include the real estate brokerage fee (3% + VAT).

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Sea
- ✓ Urban

**Features**

- ✓ Near Transport
- ✓ Private Terrace

**Furniture**

- ✓ Fully Furnished

**Security**

- ✓ Alarm System