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Sales - Commercial - Benalmadena

800.000€

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Ref.-ID: MIBGR5374708 **Benalmadena** **Commercial**

Community: 996 EUR / year **IBI: 452 EUR / year** **2** **321 m2**

A spacious 321 m² commercial premises is now available for sale in a strategic area of Benalmádena, currently operating as a restaurant, making it an especially attractive opportunity as it requires no renovation or initial investment. Main features: Valid restaurant license: The premises hold a fully valid restaurant license, allowing immediate operation without the need for additional procedures or paperwork. Functional spaces: It features two bathrooms in excellent condition, a private dining room ideal for celebrations, events, or banquets, and a private terrace that increases both capacity and business appeal. Fully equipped: Sold with all furniture and equipment necessary to continue operating from day one. Energy efficiency: Equipped with solar panels, providing estimated electricity savings of approximately €500 per month. This is an excellent opportunity for both investors and hospitality professionals looking for a profitable, fully operational business in one of the most sought-after areas of the Costa del Sol. For further information or to arrange a viewing, please do not hesitate to get in touch. The indicated price does not include taxes or purchase costs. The transaction will be subject to a 7% Property Transfer Tax (ITP), in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts indicated are for informational purposes only and may vary depending on each specific case. Approximate purchase costs for this property: ITP (7%): €56,000 Notary fees: between €2,400 (0.3%) and €4,000 (0.5%) Land Registry fees: between €800 (0.1%) and €2,400 (0.3%) The purchase of this property does not entail any real estate agency fees for the buyer.

Condition

✔ Good Condition