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Sales - Commercial - Arroyo de la Miel

148.000€

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Ref.-ID: MIBGR5459440 **Arroyo de la Miel** **Commercial**

100 m2

Commercial Premises in the Heart of Arroyo de la Miel – Approx. 100 m² Spacious and versatile **commercial premises located in the Pueblo Sol Commercial Galleries, right in the centre of Arroyo de la Miel, Benalmádena**, just a few metres from the **Cercanías train station** and next to the **local health centre**. The property consists of **two commercial units joined together**, creating an approximately **100 m² open-plan space** that can easily be adapted to a wide variety of professional or commercial activities. Located on a **semi-basement level**, the premises benefit from **numerous windows**, providing good visibility and natural light. One of its most distinctive features is a **large mirrored wall**, making the space particularly suitable for activities requiring a spacious open area. The property also includes a **private bathroom with an electric water heater**, as well as a separate small room that can be used as a **storage area, private office or workspace**. Thanks to its layout and characteristics, the premises would be ideal for a **dance studio, yoga or fitness classes, training or educational centre, professional offices, small clinic, dental practice, beauty or wellness centre**, among many other possibilities. Its location is a major advantage: **right in the heart of Arroyo de la Miel**, surrounded by shops, businesses and everyday services, with excellent public transport connections and the train station just a short walk away. **Key features:** approx. 100 m² · two units combined · spacious open-plan layout · semi-basement level · numerous windows · mirrored wall · private bathroom · electric water heater · storage room/office · central location · Cercanías train station just metres away. An attractive opportunity both for **setting up your own business and as a commercial rental investment**, thanks to the versatility of the premises and its excellent central location.

Setting
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Schools

Condition
- ✔ Good Condition

Furniture
- ✔ Not Furnished

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Cheap
- ✔ Distressed
- ✔ Investment
- ✔ Reduced