

## Sales - Commercial - Benalmadena Costa

# 325.000€

**Benalmadena Costa**

**Commercial**

**Community: 672 EUR / year**

**IBI: 604 EUR / year**

**Rubbish: 68 EUR / year**



**2**



**78 m2**

Freehold Commercial Unit for Sale – Benalmadena Costa. Prime Location • Sea Views • Exceptional Investment A fantastic opportunity to acquire a freehold commercial premises in one of Benalmadena Costa's most sought-after coastal locations. Positioned directly adjacent to the main coastal road, this spacious unit benefits from high visibility, constant foot traffic, and beautiful sea views. Offering 78 m² of interior space plus a generous front terrace overlooking the sea, the property sits on the ground floor of a thriving residential complex. The premises currently includes a fully equipped bar area, ample seating, a large kitchen, air conditioning, and two bathrooms (one with disabled access) - ready to operate or to lease out to a tenant. Additional features include communal parking, making access convenient for customers. Key Details: • Interior: 78 m² • Sea-view terrace • Ground floor with excellent exposure • Bar, seating area, and spacious kitchen • Air conditioning • Two toilets • Communal parking • Fully licensed • Terrace tax: 0 • Community fee: 56/month

### Setting

- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina

### Views

- ✓ Sea
- ✓ Courtyard

### Garden

- ✓ Communal

### Category

- ✓ Investment
- ✓ Resale

### Orientation

- ✓ South East
- ✓ South

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Bar
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Fiber Optic

### Security

- ✓ Alarm System

### Condition

- ✓ Excellent
- ✓ Recently Refurbished

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Street
- ✓ More Than One
- ✓ Communal
- ✓ Private

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water



































