## Sales - Commercial - Benalmadena Costa

**525.000€**

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**Ref.-ID: MIBGR5456545** **Benalmadena Costa** **Commercial**

 **2**

 **106 m2**

We are delighted to present this exceptional commercial premises located on Avenida Antonio Machado, one of the most prestigious and vibrant avenues in Benalmádena Costa, just a short stroll from Puerto Marina and the beachfront promenade. A prime location that benefits from a constant flow of both local residents and international visitors throughout the year. Offering 106 m² of interior space together with a magnificent 30 m² south-facing private terrace, this property provides the perfect setting for a restaurant, café, hospitality concept, retail business, or any commercial venture seeking maximum visibility in a strategic location. Its impressive large shopfront ensures outstanding exposure, attracting the attention of the high volume of pedestrian traffic that defines this sought-after area. Designed with both functionality and versatility in mind, the premises feature: • A spacious open-plan main area with multiple layout possibilities. • Two bathrooms, one of which is fully adapted for people with reduced mobility. • Two practical storage rooms. • Smoke extraction system, significantly expanding the range of permitted business activities. An outstanding opportunity for entrepreneurs looking to establish their business in one of the Costa del Sol's most sought-after commercial locations, as well as for investors seeking a premium asset with excellent rental and long-term appreciation potential in a well-established, high-demand tourist destination.

**Setting**
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Security**
- ✔ Alarm System

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Country Views
- ✔ Lake Views
- ✔ Urban Views

**Features**
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room


FRENCH TACO
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PARAFARMACIA
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BAKERY
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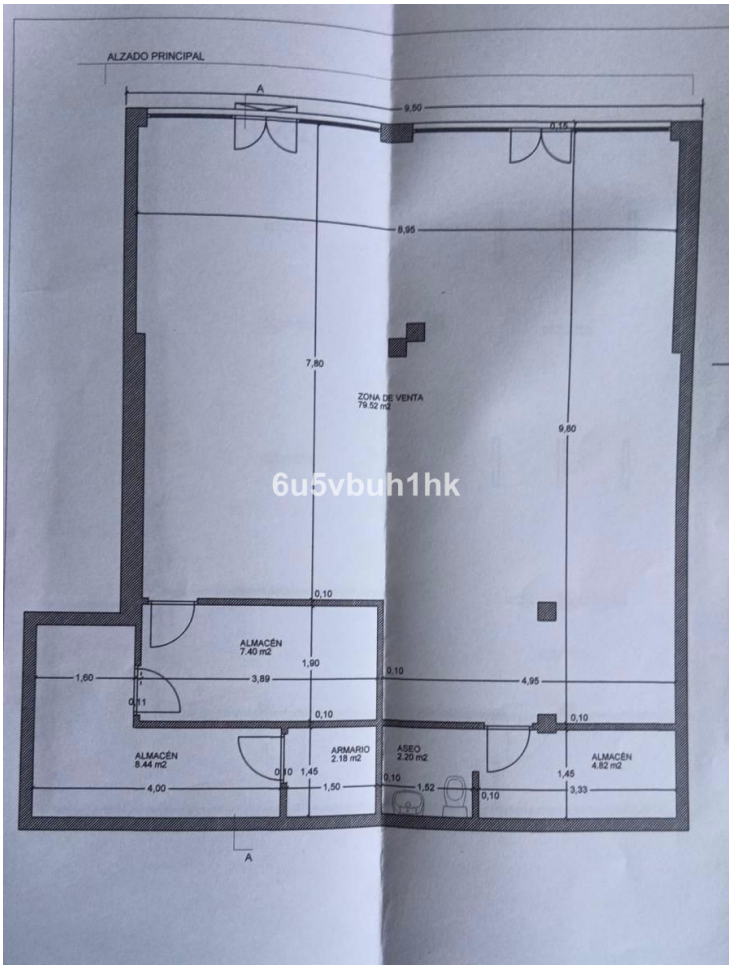

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Personal
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ALZADO PRINCIPAL
A
9,50
8,95
7,80
ZONA DE VENTA
79,52 m2
9,60
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0,10
ALMACÉN
7,40 m2
1,90
1,60
3,89
9,10
4,95
0,11
0,10
0,10
ALMACÉN
8,44 m2
ARMARIO
2,18 m2
ASEO
2,20 m2
ALMACÉN
4,82 m2
0,10
1,45
0,10
1,45
4,00
1,50
0,10
1,52
0,10
3,33
A




PARAFARMACIA