



**Ref.-ID: MIBGR5311804**

**Torremolinos**

**Коммерческая**

**ИБИ: 541 EUR / год**

**Мусор: 223 EUR / год**



**1**



**69 m2**

Excellent investment opportunity in the heart of the Costa del Sol! Office space for sale on Avenida Palma de Mallorca, one of the most established and busiest areas of Torremolinos, surrounded by shops, services, and public transport, just a few meters from the beach and the train station, guaranteeing constant demand throughout the year. This street-level property has 69 m<sup>2</sup> of built area and is currently operating as an office with eight workstations and all connections recessed into the floor. It features a spacious open-plan layout, a full bathroom with shower and water heater, an equipped kitchenette, and a storage area. It includes laminate flooring, centralized hot/cold air conditioning, two large northwest-facing windows providing abundant natural light, and an automatic security sliding door. Built in 2008, with low annual property tax (IBI) of €541 and garbage collection fees of €223, this property stands out for its enormous profitability potential. A versatile and strategic investment that combines a prime location, high visibility, multiple possibilities and a clear potential for appreciation in one of the areas with the greatest potential on the Costa del Sol.

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Урбанизация

**Мебель**

- ✓ Без мебели

**ОРИЕНТАЦИЯ**

- ✓ Северо-запад

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Хорошее

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Улица

**Особенности**

- ✓ Рядом с транспортом