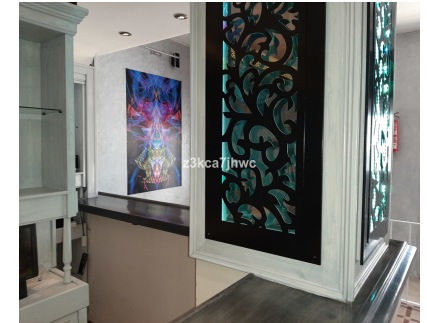


Sales - Commercial - Estepona  
**129.000€**



**Ref.-ID: R3541822**

**Estepona**

**Commercial**

**Community: 168 EUR / year**

**IBI: 243 EUR / year**

**Rubbish: 82 EUR / year**



**1**



**99 m2**

"GREAT OPPORTUNITY" LEASE with Option to Buy: Pub with a "SPECIAL BAR" License. 135.000 Lease 60.000 Rent 800/month Pub with a "SPECIAL BAR" License, allowing a closing time until 4 am according to current regulations. Unique in Estepona, soundproofed, with hot / cold air conditioning, completely renovated and decorated with all brand new furniture, lighting system with remote control color graduation, bathroom adapted for the disabled. With a total area of 99m2 distributed over 2 floors plus 1 mezzanine. Ready to start a business like Bar with music where we will dance until dawn. Located in the center of Estepona and with the advantage of having the new car park that is being built with 500 spaces nearby. Go ahead and visit it and start a business with a future. In compliance with Decree of the Government of Andalusia 2182005 of October 11, the client is informed that notary, registration, and ITP expenses are not included in the price. On the contrary, real estate intermediation expenses are included. The consumer has the right to be given a copy of the corresponding Abbreviated Information Document for the home.

**Setting**

- ✓ Village
- ✓ Close To Shops
- ✓ Close To Schools

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ South

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Category**

- ✓ Investment

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Street

**Features**

- ✓ Near Transport
- ✓ Satellite TV
- ✓ Access for people with reduced mobility
- ✓ Bar