

**Sales - Commercial - Fuengirola**  
**259.000€**



**Ref.-ID: R4797010**

**Fuengirola**

**Commercial**

**Community: 480 EUR / year**



**2**



**121 m2**

Unique opportunity in Fuengirola! Spectacular local for sale in the prestigious Plaza de la Hispanidad. This property has a surface area of 121 square metres, distributed over two floors, ideal for a bar or café. On the main floor, you will find a large entrance, equipped kitchen, storage room and a bathroom adapted for people with disabilities. The second floor offers another bathroom and an open space with large windows that allow great light thanks to its south orientation. Located in a privileged area, this premises is close to all the services and amenities you may need. Built in 2001 with high quality materials and a charming rustic style, the property stands out for its 5 linear metres of façade and three shop windows at street level, which guarantees excellent visibility and appeal to customers. In addition, it has air conditioning to ensure maximum comfort. Given its characteristics and size, there is a possibility of changing the use of the premises to a dwelling. The owner is selling a commercial premises and will not be responsible for the process. Please do not hesitate to contact us to arrange a visit without obligation.

- Setting**
  - ✓ Town
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
- Orientation**
  - ✓ East
  - ✓ South
  - ✓ West
- Condition**
  - ✓ Excellent
  - ✓ Good
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Pre Installed A/C
  - ✓ Hot A/C
- Views**
  - ✓ Urban
- Features**
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Double Glazing
  - ✓ Staff Accommodation
  - ✓ Near Church
- Furniture**
  - ✓ Part Furnished
- Kitchen**
  - ✓ Fully Fitted
- Security**
  - ✓ Gated Complex
- Utilities**
  - ✓ Electricity
  - ✓ Telephone
- Category**
  - ✓ Cheap
  - ✓ Investment