



## Office for sale in Calahonda, Mijas

340,000 €

Reference: R4743646 Build Size: 96m<sup>2</sup> Terrace: 15m<sup>2</sup>





## Costa del Sol, Calahonda

Sale of THREE commercial premises on the corner and united, located in the EL ZOCO shopping center. Unique opportunity.

High traffic area, many restaurants, bars, pharmacy, post office, hairdressers, hardware store and a long list of businesses.

Currently all the commercial premises in this shopping center are occupied and without the possibility of rent or sale except for these.

Excellent investment opportunity or business opening, guaranteed revaluation and investment, with 6 large different rooms and infinite possibilities.

The three premises consist of 91m<sup>2</sup>, with a 15 m<sup>2</sup> terrace, for use or rental of adjacent premises as terraces.

Extremely low taxes and Mall community. €52 community fee per unit.

Top quality finishes, renovated in June 2021, worth €90,000:

- Centralized Air Conditioning per room.
- Closing of electric blinds.
- Alarm system and cameras.
- Security glass.
- C5 park floor (best quality)
- Light connections, both on plasterboard and on the wall
- Automatic entry access door with sensors.
- Internal wiring of all rooms with red.
- Custom furniture.
- Climalix windows, noise elimination and energy efficiency.



## Features:

### Features

Private Terrace

### Furniture

Optional

### Climate Control

Air Conditioning

### Parking

Open

### Condition

Excellent

### Category

Distressed