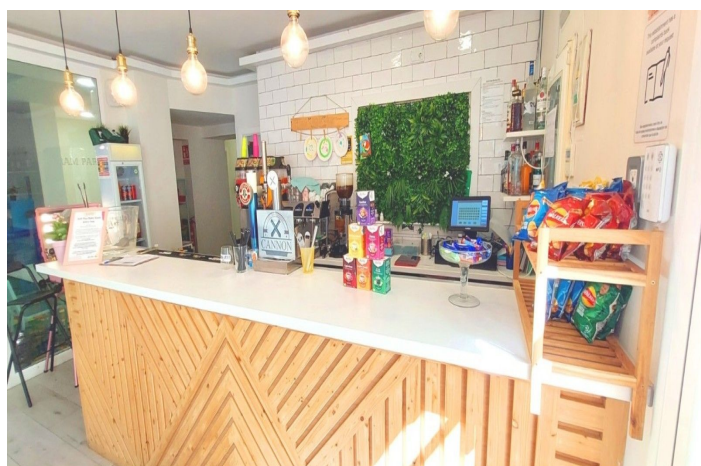




## Commercial Premises for sale in Fuengirola, Fuengirola

1,350,000 €

Reference: R4851394    Bathrooms: 3    Build Size: 400m<sup>2</sup>    Terrace: 300m<sup>2</sup>





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## Costa del Sol, Fuengirola

For Sale: Large coimmercial premises close to the seafront of Fuengirola. Discover this incredible opportunity to acquire a commercial property in the heart of Fuengirola, just a few steps from the beautiful beaches. Located in a high-traffic area, this premises is surrounded by residential and hotel buildings, ensuring a constant flow of customers. Property Features: - Total area of 400 m<sup>2</sup>, with an additional large front terrace and communal parking - Occupies the entire ground floor and is situated on a corner, with access from two streets - Fully renovated and ready to operate - Opening licence as a "Special Hospitality Establishment with Music" and smoke extraction Premises Layout: - Bar and restaurant area - Spacious kitchen equipped with a preparation area and storage space - Two large rooms, ideal for various uses - Two bathrooms (one adapted for disabled access) - Staff changing room with toilet and storage area - Independent office - Air conditioning throughout the premises for added comfort This commercial property represents an excellent opportunity for any potential owner, whether to run a thriving business or as a source of income through a leasehold!! Unbeatable Location: Situated near the main road connecting Los Boliches and Fuengirola, this premises benefits from a constant flow of residents and tourists heading to the beach, located just a few metres away. The area is surrounded by hotels, apartments, bars, and restaurants, making it an ideal spot for any type of business. Additionally, the local community is dense and diverse, with a great mix of national and foreign residents. Additional Opportunities: - Possibility to convert the premises into 7 tourist apartments or offices Don't miss the chance to invest in this exceptional property! For more information, please feel free to contact us.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
WiFi  
Games Room  
Utility Room  
Bar  
Restaurant On Site  
Near Church  
Access for people with reduced mobility

### Views

Street

### Furniture

Optional

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

North  
East  
South  
West  
South East  
North East  
South West

### Setting

Commercial Area  
Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Security

Alarm System

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished

### Parking

Street  
Communal