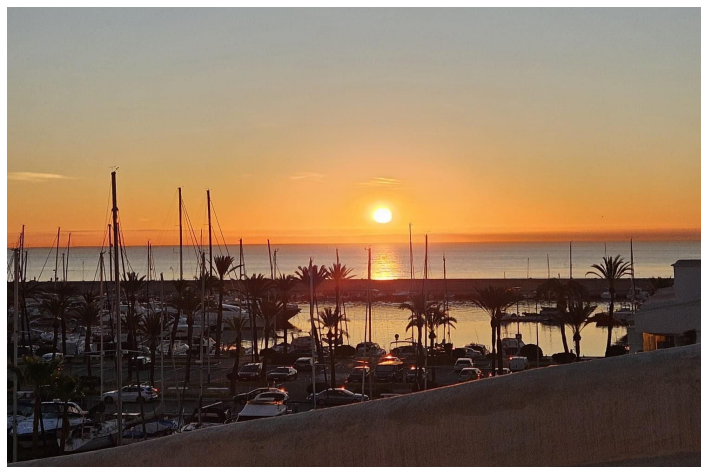
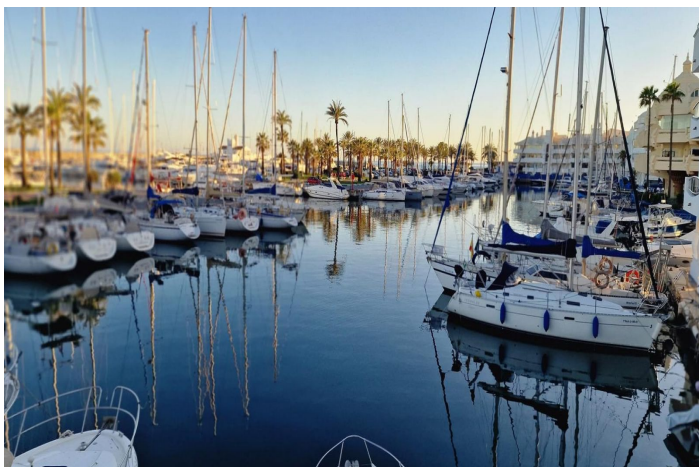




## Commercial Premises for sale in Benalmádena, Benalmádena

425,000 €

Reference: R5046880   Bathrooms: 2   Build Size: 230m<sup>2</sup>   Terrace: 120m<sup>2</sup>





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## Costa del Sol, Benalmádena

Eng.: Commercial premises located in Puerto Marina, one of the most iconic and popular destinations on the Costa del Sol. The premises are in a prime location, just 20 meters from the sea and in the heart of one of Malaga's most visited tourist areas. It has a municipal license to operate as a restaurant, café, bar, and ice cream parlor. It consists of two floors (115m<sup>2</sup>), 120 m<sup>2</sup> of terrace with panoramic views of the sea and the harbor's inner islands and 16 m of façade. The premises also feature a fully equipped kitchen, two bathrooms, and a storage room. Municipally owned terrace linked to the activity for life, 4,200 euros plus VAT per year. The purchasing power in the area is very high. Public parking is straight in front of the premises. Open spaces and large gardens, ideal for children. 24-hour security and surveillance. Current profitability: Stable income through rental contracts. High demand: The area has experienced a 20% annual real estate market growth over the last five years, consolidating its position as a safe and profitable investment. Impeccable interior architecture. Soundproofing certificate approved by the College of Engineers.



## Features:

### Features

Private Terrace  
Wood Flooring  
Access for people with reduced mobility

### Views

Sea

### Kitchen

Fully Fitted

### Orientation

South

### Condition

Good

### Utilities

Drinkable Water

### Climate Control

Central Heating

### Furniture

Fully Furnished