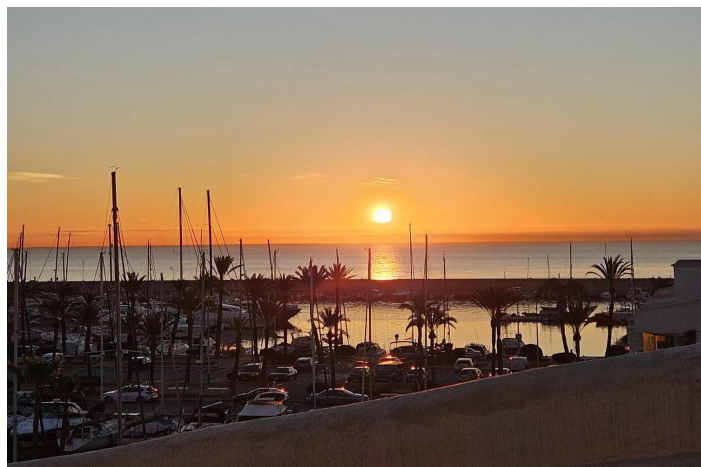
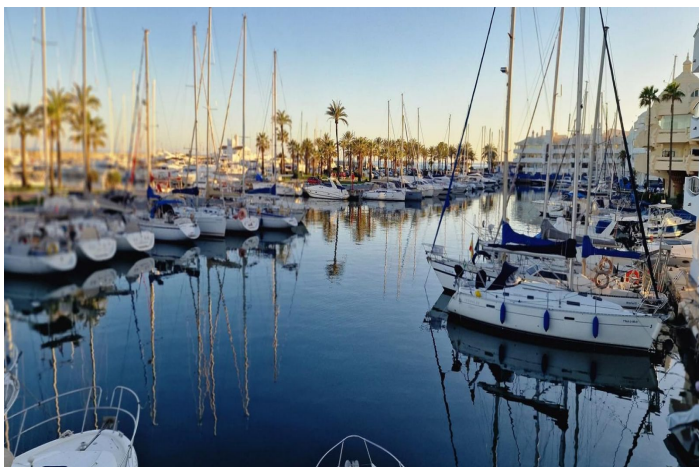




## Local comercial en venta en Benalmádena, Benalmádena

425.000 €

Referencia: R5046880 Baños: 2 Construido: 230m<sup>2</sup> Terraza: 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.



## Características:

### Características

Terraza

Piso de madera

Acceso para personas con movilidad reducida

### Vistas

Mar

### Cocina

Cocina Equipada

### Orientación

Sur

### Estado

Buen estado de conservación

### Servicios Públicos

Agua potable

### Climatización

Calefacción central

### Muebles

Completamente Amueblada