



# Commercial Premises for sale in San Luis de Sabinillas, Manilva

220,000 €

Reference: R5018686 Bathrooms: 2 Build Size: 135m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

**\*\*Fantastic Opportunity – Prime Corner Commercial Unit in San Luis de Sabinillas\*\***

An excellent opportunity to acquire a highly visible corner commercial space, just 200 metres from the popular Paseo Marítimo and the beach – perfect for attracting high foot traffic and steady vehicle visibility.

Located in a vibrant commercial area with strong pedestrian flow all year round, this property offers outstanding potential for a variety of businesses, from retail to offices or services.

The unit features a total built area of **\*\*134.69 m<sup>2</sup>\*\***, distributed over two levels:

- **\*\*Ground floor\*\***: 62 m<sup>2</sup> at street level, ideal for customer-facing operations
- **\*\*Basement\*\***: 73 m<sup>2</sup>, perfect for storage, a private office, or additional workspaces

Built in **\*\*2003\*\*** and in **\*\*good condition\*\***, the premises are ready for immediate adaptation to suit your business needs.

**\*\*Key Features:\*\***

- Direct street-level access
- Two separate, functional areas
- Storage/Archive space
- No community fees
- Energy Certificate: In process

**\*\*Important Information:\*\***

- Purchase costs (registration, notary fees, applicable taxes: ITP, VAT, AJD) are not included in the sale price.
- Availability and pricing are subject to change.
- Information provided is non-binding and for reference only.

This is a great chance to establish your business in a growing area just steps from the sea – don't miss out! Contact us today for more information or to arrange a viewing.



## Features:

### Features

WiFi

### Setting

Commercial Area

Town

### Parking

Street

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Condition

Good

### Utilities

Electricity

Telephone

### Views

Urban

Street

### Security

Alarm System

### Category

Resale