Sun Team Property

# COMMERCIAL IN TORREVIEJA

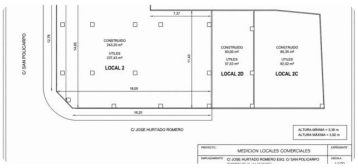
Torrevieja · Ref. MLSC1167821

FOR SALE

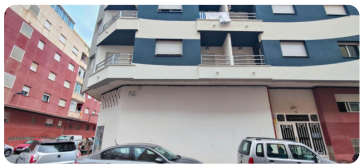
**450.000 €**



















**398 m²** Built area

## PROPERTY DETAILS

| | |
|---|---|
| Coast | Costa Blanca South |
| Distance to the sea (as the cr... | 948 m |

## DESCRIPTION

Excellent opportunity to buy a large commercial property in one of the established areas of Torrevieja, next to the "Colegio Inmaculada" school" and the "Parque de las Naciones" park.The property consists of 3 commercial units sold exclusively as one property, offering a total built area of approximately 398.55 m², with 386.98 m² of usable space. The property benefits from 2 corner positions and extensive frontage onto several streets, providing excellent visibility and a strong commercial presence. This makes it an interesting opportunity both for establishing a business and for long-term investment. Areas Unit 2: 243.20 m² built / 237.43 m² usable Unit 2D: 60.00 m² built / 57.53 m² usable Unit 2C: 95.35 m² built / 92.02 m² usable Total: 398.

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https://sunteamproperty.com/en/propiedad/2483

# COMMERCIAL IN TORREVIEJA

Ref. MLSC1167821 · 450.000 €

## DESCRIPTION

55 m² built / 386.98 m² usable The premises are currently offered in shell condition, allowing the future owner to create the layout and interior completely according to the requirements of the intended project. The generous size and configuration provide considerable flexibility for a wide range of commercial, professional or business uses, subject to the relevant licences and regulations. Given its size, configuration and location, the property could offer potential for a residential conversion project, subject to obtaining the relevant planning and urban development authorisations and compliance with current habitability regulations. A completely renewed building façade The building is currently undergoing façade renovation works. The existing exterior will be replaced by a much more modern, contemporary and attractive design in white and grey tones, significantly improving the appearance of the building.The renovation will enhance the overall image of the property and may contribute to increasing the attractiveness and long-term value of the building and its commercial premises once completed. The premises are located in Torrevieja, next to the "Colegio Inmaculada" school and close to the "Parque de las Naciones" park, in an established urban area with activity throughout the year.The combination of almost 400 m², 2 corners, visibility, flexible layout and a newly renovated façade makes this an interesting opportunity for investors, companies and professionals looking for a large commercial space in Torrevieja. The 3 commercial units are sold together and cannot be purchased separately. Images showing the future appearance of the building have been generated using artificial intelligence and are for illustrative purposes only. The final result may differ from the images shown.