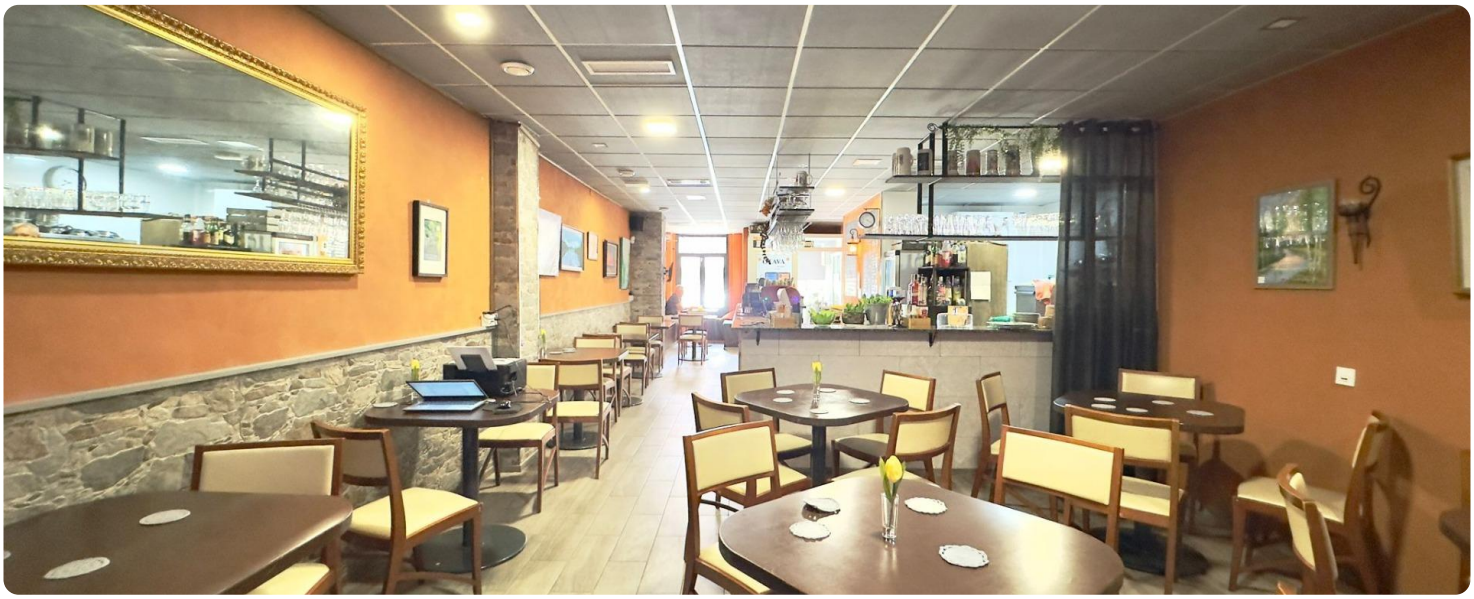
Sun Team Property

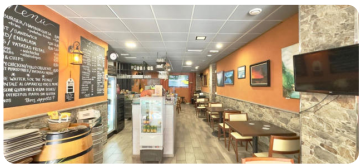
# COMMERCIAL IN TORREVIEJA

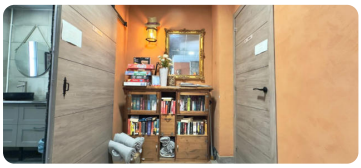
Acequion, Torrevieja · Nr. MLSC6140382

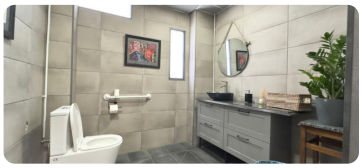
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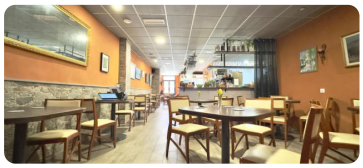
**139.900 €**

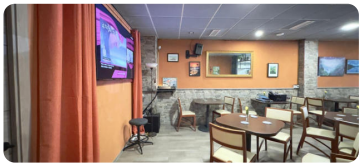


















**190 m²** Užstatytas plotas

## BŪSTO DUOMENYS

| | |
|---|---|
| Pakrantė | Costa Blanca South |
| Atstumas iki paplūdimio | 20 m |
| Atstumas iki jūros (tiesiai) | 347 m |

## APRAŠYMAS

EXCELLENT 190 M² COMMERCIAL PREMISES JUST 50 METRES FROM THE BEACH – FULLY FITTED OUT AND UP AND RUNNING We present a magnificent investment and business opportunity in a prime location: a spacious 190 m² commercial premises, situated just 50 metres from the beach, in an area with high footfall from both tourists and residents all year round. A property with enormous commercial potential, fully equipped to start trading from day one and currently in operation. This premises stands out primarily for its strategic location, surrounded by pedestrian walkways, shops, restaurants, residential areas and leisure facilities, ensuring excellent visibility and a constant flow of potential customers.

## SAVYBĖS

Su baldais | Pirmoji linija nuo paplūdimio

**Sunteam Property** +34 636 16 49 16 WhatsApp 34636164916 info.sunteamproperty@gmail.com

https://sunteamproperty.com/lt/propiedad/2729

# COMMERCIAL IN TORREVIEJA

Nr. MLSC6140382 · 139.900 €

## APRAŠYMAS

Its proximity to the sea makes this property a particularly attractive option for businesses in the hospitality sector, such as restaurants, cafés, gastropubs, retail outlets or any activity geared towards tourism and the local public. With a floor area of approximately 190 square metres, the property offers a spacious, versatile and perfectly laid-out space, allowing it to be adapted to different types of business. Its dimensions facilitate the creation of distinct work areas, customer service zones, storage or separate spaces according to the needs of the business. One of the most important and highly valued aspects of this premises is that it features a smoke extraction system, an essential and increasingly sought-after feature for catering and hospitality businesses. This installation significantly expands the commercial potential of the property and substantially increases its market value. The premises are fully fitted out and ready for immediate use, thus avoiding the need for major initial investment or significant refurbishment. It is currently in operation, demonstrating both the viability of the space and its good condition and functionality. This allows the future owner or investor to start trading immediately or to continue the existing commercial operation without interruption. Thanks to its size and location, this premises offers a wide range of possibilities: Restaurant Café Bar or gastropub Specialist shop Supermarket or gourmet shop Service centre Commercial office Leisure or tourist information centre The proximity to the beach is a huge added value, particularly in coastal areas with high tourist demand, as it guarantees a significant influx of visitors for much of the year. Furthermore, the area maintains a permanent residential population, ensuring footfall and customers even outside the high season. Another strong point of this property is its great potential for profitability. Commercial premises well-located near the sea and equipped with a smoke extraction system are increasingly in demand and hard to find, especially those that are already ready to start operating immediately. The excellent links to the surrounding area, high commercial visibility and ease of access make this property an ideal opportunity both for entrepreneurs wishing to start or expand their business, and for investors seeking a profitable asset in an established location. In summary, this is a 190 m² commercial premises, just 50 metres from the beach, fully fitted out, with a flue and currently in operation, situated in a strategic area with high footfall and enormous commercial potential. A unique opportunity to develop any business venture with guaranteed visibility, convenience and profitability. Don’t miss out on this excellent commercial opportunity. Contact us for further information or to arrange a viewing and discover the full potential of this magnificent seaside premises.