



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

**220,000 €**

Reference: HQ5018686   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:

<b>Features</b>	<b>Climate Control</b>	<b>Views</b>
WiFi	Air Conditioning	Urban
	Cold A/C	Street
	Hot A/C	
<b>Setting</b>	<b>Condition</b>	<b>Security</b>
Commercial Area	Good	Alarm System
Town		
<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
Street	Electricity	Resale
	Telephone	