



## COMMERCIAL PREMISES BEDROOMS 2 BATHROOMS IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# R5018686 €220,000

BEDS

BATHS

BUILT

2

135 m²

**\*\*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 m²\*\***, distributed over two levels:

- **\*\*Ground floor\*\***: 62 m² at street level, ideal for customer-facing operations
- **\*\*Basement\*\***: 73 m², 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.

