



## 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 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.





## **Features:**

**Features Climate Control** Views WiFi Air Conditioning Urban Street

Cold A/C

Hot A/C

Condition **Setting** Security

Good Alarm System Commercial Area

Town

**Parking Utilities** Category Street Electricity Resale

Telephone