

Reference: **385-P001498**

Property type: Commercial

Sale/rent: For sale

Price: **410.000 €**

Condition: Good condition



Address: Magnolias

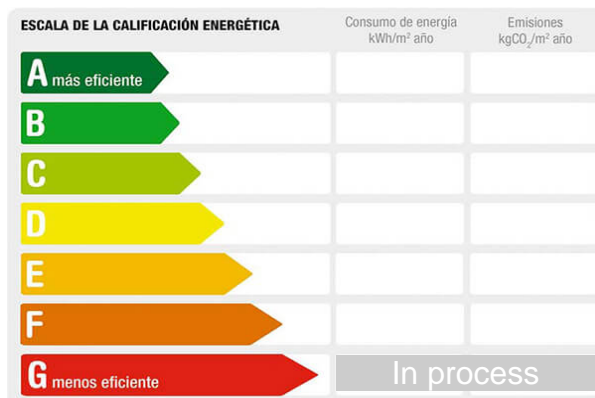
Floor: 1

Town: El Puerto de Santa María

Province: Cádiz

Postal code: 11500

Zone: Vistahermosa



Sqm built: 258

Living area: 219

Air conditioner: cold/hot

Hot water: individual

Sqm terrace: 60

Terraces: 1

Stays: 3

Orientation: south

Toilets: 2

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**Description:**

Commercial premises for sale in El Puerto de Santa María, in the coveted area of Vistahermosa, presents an unrivalled opportunity to acquire a premises that combines modernity and comfort in an idyllic natural setting. This attractive premises is characterized by its luminosity and spaciousness, offering a welcoming atmosphere that invites you to enjoy every corner.

The privileged location in the Vistahermosa Shopping Center not only provides a high cache for your company, but also provides a multitude of opportunities to expand your business, as it has easy parking for your customers, and being on the first floor increases its visibility.

The premises are located on the first floor with access via stairs or elevator, it consists of 2 toilets, kitchen and two large covered lounges, one on the covered terrace and another at the entrance of the premises, totaling 219 m<sup>2</sup>.

It is a great opportunity as an investment or to set up a business, in one of the most coveted areas of El Puerto de Santa María.

In accordance with the provisions of Decree 218/2005, of October 11, the client is informed that notary fees, registration fees, taxes, brokerage fees (2.5% of the sale price), financial expenses, and other expenses inherent to the sale are not included in the price.

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