

# Business - Torviscas Bajo - 8500

Property type	<b>Business</b>		
Location	<b>Torviscas Bajo, Adeje</b>		
Views	<b>Complex view, Street view</b>		
Sale	<b>579 000 € 629 000 €</b>	Reference	<b>8500</b>
Built area	<b>376m<sup>2</sup></b>	Terrace	<b>Yes</b>
Bedrooms	<b>0</b>	Bathrooms	<b>1</b>
Floor	<b>3</b>		

This impressive commercial premises, located in the exclusive area of Costa Adeje and surrounded by luxury hotels, represents an outstanding opportunity in a high tourist traffic environment. Strategically located on the top floor of a two-storey shopping centre, this commercial property stands out for its privileged location and easy access to the Autopista del Sur.

**Privileged Location:** This commercial premises is located in the heart of Costa Adeje, one of the most exclusive areas of the region, which guarantees a select clientele and a high flow of tourists.

Its proximity to the Autopista del Sur facilitates the connection to both the airport and the capital Santa Cruz, providing convenience to both local clients and international visitors. The building has two lifts and security systems to guarantee peace of mind for your business. In addition, there is an underground public car park available to your customers.

The premises offers an open plan space of 376 m<sup>2</sup>, divided into three spacious rooms, providing versatility for a variety of commercial concepts, and 1 equipped bathroom and terrace with approved enclosure permit, expanding the possibilities for utilisation of this outdoor space. The site is perfect for a Gym or Restaurant with private terrace.

It has a valuable restaurant-bar licence allowing it to offer unique dining experiences in an exclusive setting.

Sold unfurnished, giving you the freedom to customise the premises to suit your business needs and vision.

Enjoy abundant natural light, air conditioning system to maintain a perfect ambience, telephone and fibre optic installations, security door and efficient energy efficient LED lighting. This is a unique opportunity to acquire a commercial premises in an exclusive location with a proven track record of profitability. For more information and to schedule a viewing, contact us today.

Community: €486 monthly.

IBI: €927 per annum.

Ref.: 8500

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