

Reference: **675-PS-2835**
 Property type: Commercial
 Sale/rent: For sale
 Price: **160.000 €**
 Condition: To be reformed



Town: Roquetas de Mar
 Province: Almería
 Postal code: 4740
 Zone: Urb Playa Serena



Sqm built: 70 **Stays:** 1

Description:

This commercial space has great potential due to its strategic location in the center of the tourist area of Roquetas de Mar, in Las Garzas, Playa Serena. Here's a quick analysis of its features and advantages:

Key Features:**Strategic Location:**

Situated in the heart of Roquetas de Mar tourist area, a zone with high foot traffic from both tourists and locals. Located between the Playa Serena golf course and the beach, two of the area's main attractions.

Ideal Size:

70 m², a suitable size for a variety of businesses such as cafés, souvenir shops, boutiques, or service providers.

Low Expenses:

Community fees: Only €24 per month, making it very affordable.

IBI (property tax): €345 per year, representing a low annual cost.

Condition of the Space:

Requires minor touch-ups but appears to be in a condition that can be quickly adapted for operation.

Advantages:

Corner Location: Enhances visibility, which is crucial in a busy tourist area.

Tourist Zone: High potential for attracting customers due to its central location.

Investment Appeal: Ideal for entrepreneurs or investors looking to capitalize on the steady tourist flow.

Recommendations:

Necessary Touch-ups: Identify what improvements are required (painting, electrical work, decoration) to make it attractive and functional.

Local Marketing: Once ready, leverage the location to highlight the space with visible signage and attractive promotions.

Would you like help exploring business ideas for this location or a more detailed analysis?
