

# Business - San Eugenio Bajo - 8996

Property type	<b>Business</b>		
Location	<b>San Eugenio Bajo, Adeje</b>		
Views	<b>Street view</b>		
Sale	<b>850 000 €</b>	Reference	<b>8996</b>
Built area	<b>179m<sup>2</sup></b>	Living area	<b>133m<sup>2</sup></b>
Terrace	<b>46m<sup>2</sup></b>	Bedrooms	<b>0</b>
Bathrooms	<b>1</b>	Floor	<b>1</b>

Unique opportunity in San Eugenio Shopping Centre! Two spacious corner commercial premises for sale, each with several entrances and private registered terrace.

We present two exceptional commercial premises for sale in Centro Comercial San Eugenio, ideal for opening a bar, cafe or restaurant or any other activity thanks to their location. These premises have multiple entrances and a private registered terrace as part of the properties. Strategically located on a corner, these premises have unbeatable visibility. They are located just above Mercadona de San Eugenio, opposite the taxi rank and Las Dalias Hotel, which ensures a constant flow of people. In addition, there is the possibility of renting more square metres of terrace space through the shopping centre community, giving you even more flexibility to expand your business.

Access to the premises is without stairs, making them perfect for people with reduced mobility, and they are located on a street with high pedestrian traffic, ensuring excellent exposure and customer traffic.

These premises are not only an excellent option to open a business, due to their strategic location and characteristics, but also represent a solid investment opportunity, with an estimated return of 6% to 8% per annum if rented.

Don't miss out on this unique opportunity to acquire two commercial premises with a privileged location in one of the busiest shopping centres in the area.

Community fees: €447/month.

IBI: €689/year.

Asten Realty reference: 8996.

