













## 3 soveværelse Erhvervsjendom til salg i Benissa, Alicante

1.000.000€

Spacious commercial property with residential accommodation for sale in Moraira–Benissa. This exceptional property is located in a privileged position along the connecting road between Moraira and Calpe, offering excellent visibility and accessibility for commercial use. In addition, both the beaches of Moraira and the idyllic coves of Benissa are just a short distance away, making this location equally attractive for residential purposes. The property has a total built area of 301 m<sup>2</sup> and is distributed over three floors, two of which are currently arranged as commercial space and the top floor as a residence. It is possible to use the entire property for commercial purposes or to convert it into a spacious villa. The ground floor consists of a spacious entrance hall, a reception area, two rooms, a guest toilet and two storage rooms. An impressive staircase leads to the first floor, where there is a large open-plan space. Adjacent to this area are two additional rooms and a bathroom. From this level there is also access to a spacious terrace. The second floor has a separate external entrance and houses a 78 m<sup>2</sup> apartment, ready to move in or suitable for rental. The property consists of a living-dining room, a spacious open kitchen, three bedrooms and a bathroom. There are also two terraces: a large northwest-facing terrace with views of the Sierra de Bernia and a smaller southwest-facing terrace. The entire property is equipped with air conditioning. Several parking spaces are available, both for the commercial areas and for the private residence, which is accessed via an automatic gate. An ideal opportunity for those looking to start a business, combine living and working, or as an investment with rental potential.

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|---|---|---|
|  3 soveværelser                   |  2 badeværelser  |  301m <sup>2</sup> Byg størrelse |
|  940m <sup>2</sup> Grundstørrelse |  Svømmepøl       |  Terrace                         |
|  Air conditioning                 |  Automatic gate  |  Built-in cabinets               |
|  Central Heating                  |  Roller Shutters |  Storage                         |

