

## Forretningsseiendom for langtidsleie i San Juan de los Terreros, Almería

700€ p/m



Bring your business ideas to life! Opportunity to own a building in the sought after Noravelle development. In a sought after location in the village of San Juan de Los Terreros, a place that is open all year round with a mix of ages and nationalities making it a lovely place to work, live and holiday.

One of 2 shops office, next to a bar located under residential flats, a busy community of mixed nationalities. The local has a good square meterage, a ramp for disabled access, two toilets and a storeroom. The building was constructed in 2008 with solid materials of current quality from this building period: load bearing walls in masonry and concrete slabs, earth quake proof, frontal. Street side: burglar proof sun proof glass, aluminium shutters with remote control. The shops offices have a solid finish with false ceilings, fitted lighting fixtures, a sound system, air conditioning and heating. lighting, sound system, fire protection with emergency lighting, alarm system and air conditioning hot and cold. Walls in plaster, granite tiles brand Porcelanosa. Separate sanitary facilities for men and women in each room are adapted for wheelchair users. Exterior aluminium joinery with double glazing 2x6mm, sliding windows, electric aluminium shutters with remote control. High voltage cabin, the building is directly connected to the public electricity network and public water supply. Call Grupo Platinum Estates now to organise a viewing 950466112.

Open your new business in this wonderful place. Well located close to all good road networks and a rail network, offering a train ride to any destination you wish, including Pulpi, Aguilas, Murcia, and beyond with their diverse commercial centers and range of services associated with much larger towns, a short car journey away.

Open all year round, San Juan de Los Terreros has a beautiful coastline, rich history and easy access to schools, restaurants and shops, the area is found in the province of Almeria, which is a favorite for all nationalities moving to Spain. For those looking to move to a warmer climate, the Almeria region has more annual sunshine hours than anywhere else in Europe, as well as some of the highest annual average temperatures. With 2 airports located within just 50 minutes. So, if you re considering moving to Almeria, we have the essential information on the types of property on offer, the best schools and the most popular restaurants. The team at Grupo Platinum Estates will help

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 2 bad

 50m<sup>2</sup> Bygg størrelse