

## Commercial Property for sale in San Juan de los Terreros, Almería

325,000€



Bring your business ideas to life! Opportunity to own a Corner building in the soughtafter Noravelle development. Office building and hospitality business.

In a soughtafter 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.

Currently, 3 separate units can be made into one if required. A bar on the front and offices to the side. Unit 1, 132 m2 incl. sanitary facilities. Unit 2, Office: 64 m2 incl. sanitary. Unit 3, office: 53 m2 incl. sanitary. The building was constructed in 2008 with solid materials of current quality from this building period : loadbearing walls in masonry and concrete slabs, earthquakeproof, façade in stucco. Streetside: burglarproof sunproof glass, aluminium shutters with remote control. The 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 Pocelanosa.

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. Highvoltage cabin, the building is directly connected to the public electricity network and public water supply. Call now to organise a viewing 950466112.

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 British and other 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 with every step, call us on 950466112

 0 bedrooms

 2 bathrooms

 249m<sup>2</sup> Build size