

# ALL IN real estates



## Commercial in Marbella

Bedrooms	0	Bathrooms	1	Built	65m2	Terrace	0m2
<b>R4668283</b>		<b>Commercial</b>		<b>Marbella</b>		<b>85.000€</b>	

Beauty Lab Salon/ Business for Sale Lease Price: €85.000 Monthly Rent: 2.355 +VAT  
 PERSONALISED ADVICE, DERMATOLOGY AND AESTHETIC MEDICINE. The clinic has the necessary facilities and authorisations to carry out dermatology, aesthetic medicine, aesthetic cabin, and any other individual assistance service such as nutrition, psychology or cosmetology. All licences, aesthetic doctor, dermatologists. Prime location, big windows, free parking. \*Premises:\* - Size: 65 sq.m - Modern and welcoming design - 2 medical cabinets, 1 cabinet for manicure, hall, waiting area with space for 5 patients and bathroom - 2 medical cabins have natural light, as well as a black&white blinds system to offer privacy - New air-conditioning and alarm system - Contract Duration: Until 31/5/2030 (extendable if necessary). \*Staff:\* - Aesthetic Doctor: Self-employed, earning 30% of the invoiced amount. - Dermatologist: Self-employed, invoices without VAT and receives 70% of the invoiced amount. - Facialist: Part-time employee with a gross salary of €667.92. The workload is minimal, and the monthly expenses are remarkably low. \*Investment:\* - Premises Refurbishment: €11,978.10 + VAT. - Machinery: - Dermalinfusion DIAMOND GLOW - Endymed RADIOFREQUENCY for facial and body treatments, micro-needling, and FSR. - Autoclave (12L) and incubator autoclave. - Electric stretcher, Dermapen, Electroscalpel. - Total Machinery Investment: €43,610.97 + VAT. - Furniture: Approximately €10,000 invested in furniture. Location: - 1.3 km de Marbella Club hotel - 2 km de Puente Romano - 6 km de

Puerto Banus - 2.5 km del Casco Historico Marbella Location, Facilities, Services, Equipment and all clients, database, Instagram and FB pages. Don't miss this opportunity to acquire a well-established beauty lab salon with minimal workload and low monthly expenses.