



Commercial Premises in Arroyo de la Miel

Bedrooms **0** Bathrooms **0** Built **100m2** Terrace **0m2**

R5459440

**Commercial
Premises**

Arroyo de la Miel

148.000€

Commercial Premises in the Heart of Arroyo de la Miel – Approx. 100 m² Spacious and versatile ****commercial premises located in the Pueblo Sol Commercial Galleries, right in the centre of Arroyo de la Miel, Benalmádena****, just a few metres from the ****Cercanías train station**** and next to the ****local health centre****. The property consists of ****two commercial units joined together****, creating an approximately ****100 m² open-plan space**** that can easily be adapted to a wide variety of professional or commercial activities. Located on a ****semi-basement level****, the premises benefit from ****numerous windows****, providing good visibility and natural light. One of its most distinctive features is a ****large mirrored wall****, making the space particularly suitable for activities requiring a spacious open area. The property also includes a ****private bathroom with an electric water heater****, as well as a separate small room that can be used as a ****storage area, private office or workspace****. Thanks to its layout and characteristics, the premises would be ideal for a ****dance studio, yoga or fitness classes, training or educational centre, professional offices, small clinic, dental practice, beauty or wellness centre****, among many other possibilities. Its location is a major advantage: ****right in the heart of Arroyo de la Miel****, surrounded by shops, businesses and everyday services, with excellent public transport connections and the train station just a short walk away. ****Key features:**** approx. 100 m² · two units combined · spacious open-plan layout · semi-basement

level · numerous windows · mirrored wall · private bathroom · electric water heater · storage room/office · central location · Cercanías train station just 7 metres away. An attractive opportunity both for **setting up your own business and as a commercial rental investment**, thanks to the versatility of the premises and its excellent central location.