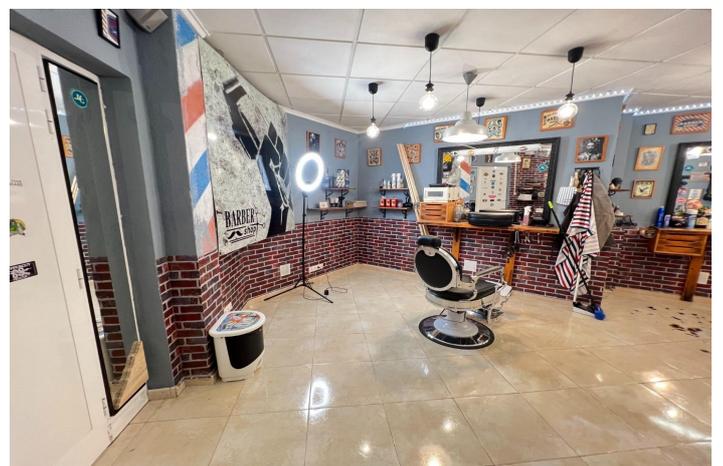




# Lokal till salu i Guardamar del Segura, Guardamar del Segura

99 900 €

Referens: MS35581 Sovrum: 1 Badrum: 1 Bygga: 62m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura

Let me show you a great little place: 45 m<sup>2</sup> (according to the registry), right on the main road into Guardamar del Segura – the one everyone uses, locals and tourists alike. You literally get traffic and visibility all year round! It's just steps from the bus station, the lovely Reina Sofia Park, and only 600m from the beach. And guess what? There's a kids' playground right in front of the premises, so you've got families passing by constantly in a peaceful, friendly setting. It's the kind of place where you could open a café, a small shop, a beauty salon, or even an office. Easy access, great foot traffic, and in a growing area – a smart move whether it's for your own business or as a future investment. If you've been waiting for the right location... here it is!



## Funktioner:

Beach: 600 Meters

Useable Build Space: 45 Msq.

Double Bedrooms: 1