Villajoyosa, Calle Costera de la mar, 3 , 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 966 866 563

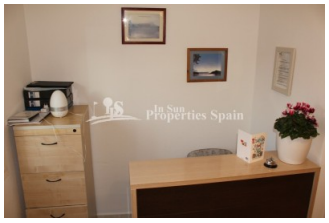
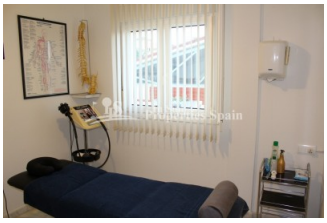
REF: # 7106 **ORIHUELA COSTA (VILLAMARTIN AREA)**



INFO

PRIS:	149.000 €
BOLIG TYPE:	Lokaler
STED:	Orihuela Costa (Villamartin Area)
SOVEROM:	3
Bad:	2
BOAREAL (m2):	104
TOMT (m2):	-
Terrasse (m2):	25
ÅR:	2005
ETASJER:	-
MELDING	169.900 €



BESKRIVELSE

This is a unique opportunity to acquire a 104m2 DUPLEX currently utilised as BUSINESS PREMISES (PHYSIOTHERAPY) with living accommodation in a prominent BUSY LOCATION opposite VILLAMARTIN PLAZA. Attracting a high level of foot traffic and passing vehicles on a daily basis, the current business is well sign posted on the main road of Avenida las Brisas and as the property holds a business license it offers scope for a number of business types to trade here with the potential to sub let treatment rooms. Trading here since 2006 as a Physiotherapy and Sports Rehabilitation centre with a long established reputation and an extensive repeat and referral client database (available by separate negotiation with the seller), the business and accommodation has been sensibly priced due to retirement after many successful years trading in the same hands. This could be an exciting opportunity for a trained physiotherapist seeking to further their career through owning their own business. You could walk in and start working

straight. The property is within a small gated community with elevator access, private parking space in a secure garage below the building and ample public parking in the car park to the side of the building. The property could be distributed easily in a number of ways; currently you have on the lower level an entrance hallway, Kitchen, lounge/dining area, treatment room with ensuite bathroom, reception/waiting room, guest bathroom and then to the first floor you have a master bedroom with 25´50m2 terrace. If you require the property solely for business use you would have potentially 4 separate rooms available plus a fully equipped kitchen and 2 bathrooms. There would be many other options of distribution depending on your requirements. Located directly opposite Villamartin Plaza, you will find a great selection of bars and restaurants along with a supermarket, hairdressers, dentist, a pharmacy and post shop, amongst many others. 5 minutes walk from Campo de Golf Villamartin, 10 minutes from the fine sandy beaches of the Orihuela Costa and only 5bminutes from Zenia Boulevard, where you have access to 150 shops, bars and restaurants. Villamartin is easily access via the AP7 or N332. It is just 13km from Hospital Quirónsalud Torrevieja, 6km from Hospital Universitario de Torrevieja and is only 50 minutes from Alicante Airport.

ENERGETIC CERTIFIED

energy house
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STIL

- Modern

AIRCONDITION

- Stue
- Soverom

DISTANSE TIL :

Strand : 3 Km

Flyplass: 50 Km

Sentrum : 50 m

ORIENTERING

South East West

MØBLER

- Furnished

PARKERING NR BILER

Garasje nr biler : 1

: 1

SKATT

Comunity : 200 €

I.B.I : 250 €

HOVED BOLIG

- Lagerrom
- Bad on suite

FLOARING

- Fliser
- Stein

KJØKKEN

- Lukket kjøkken
- Hvitevarer

HAGE TERASSER

- Åpen terasse

ENERGETIC CERTIFIED

energy house

- Innebygde garderober
- Sikkerhets dør
- Lager rom
- Heis

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"OUR EXPERIENCE IS YOUR GUARANTEE"