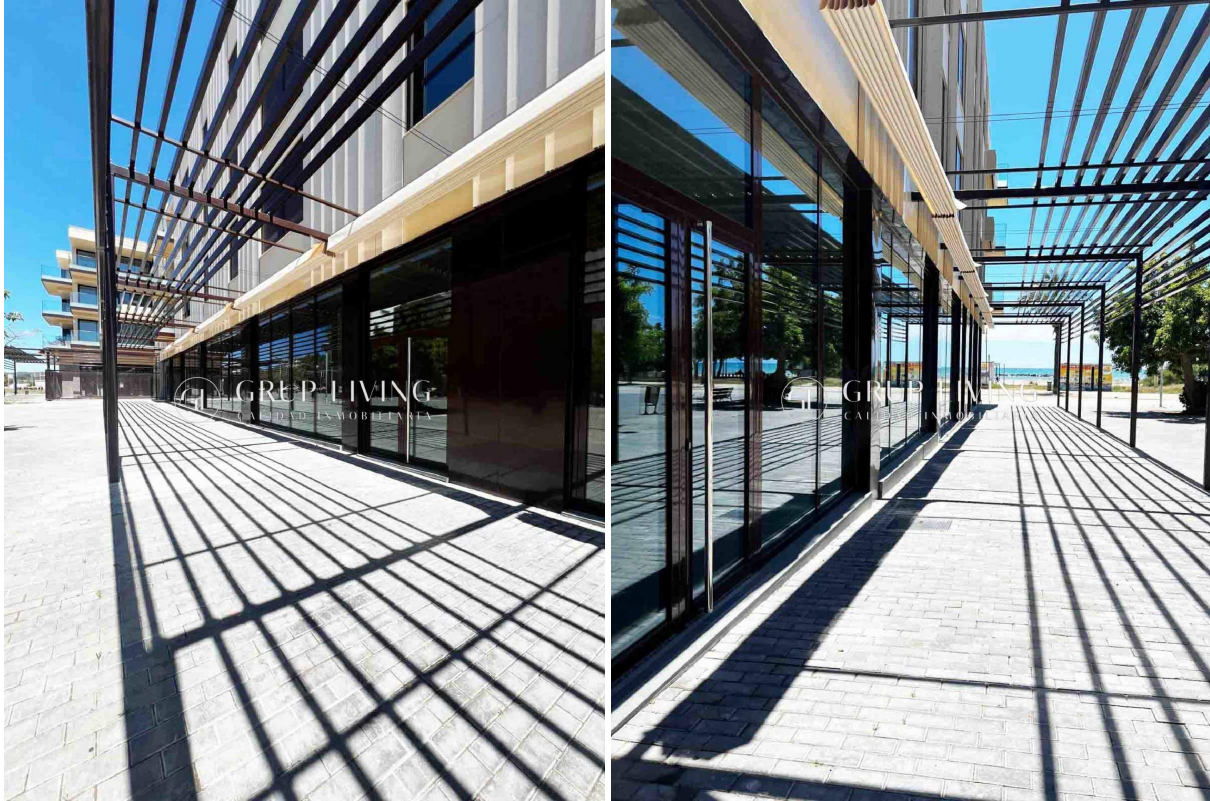


house for sale Cubelles, Garraf



Fantastic newly built commercial premises for rent, located in the La Mota de Sant Pere area, in a privileged location next to the seafront promenade and beachfront, surrounded by pedestrian traffic and very close to the main commercial areas of Cubelles.~~The premises are delivered completely unfinished, offering an open and versatile space that can be adapted to any type of activity: restaurant, café, pizzeria, clinic, offices, boutique gym, showroom, retail or any business seeking a strategic and distinctive location.~~It features approximately 12 meters of glazed frontage, with aluminum carpentry and awnings, providing a modern image and excellent commercial exposure. The façade opens directly onto an open square with the possibility of using the outdoor space as a terrace, ideal for hospitality businesses or customerfacing activities.~~It also benefits from an impressive ceiling height of approximately 6 meters, providing spaciousness and multiple design and layout possibilities. In addition, next to this unit there is an adjoining 52 m2 premises with a smoke extraction system, with the possibility of combining both spaces, offering an excellent opportunity to expand the surface area and adapt the property to larger projects or specific needs.~~The location and orientation provide abundant natural light throughout the day, as well as sea views, creating an attractive and distinctive environment for both customers and businesses.~~Key features:

- ~Newbuild premises, delivered in shell condition, with approximately 12 m of glazed façade with aluminum carpentry and awnings, ceiling height approx. 6 m, possibility of terrace, fantastic location next to the seafront promenade and the beach, sea views, very bright.
- ~Important: premises without smoke extraction system. However, next to this unit there is another adjoining premises of 52 m2 with smoke extraction, with the possibility of combining both spaces, offering an excellent opportunity to expand the surface area and adapt the property to largerscale projects or specific requirements.
- ~A unique

opportunity to develop your business in one of the most promising and bestlocated areas of the coast.~The owner is not a large property holder.~Certificate of occupancy reference: Exempt.~Energy certificate registration: 2XJSC09KG~AICAT registration number: 3366~API number: A10580

property details

Spanishstate **6385258**
id:
reference:: **CUBLOCAL02**
close to/ located: **Cubelles**
region: **Garraf**
property type: **house**
rooms: **not available**
property surface: **90 m2**
surface plot: **- m2**
price: **€ 0**

contact

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