



# Business - Playa de Las Américas

10015

|               |                                     |             |                         |
|---------------|-------------------------------------|-------------|-------------------------|
| PROPERTY TYPE | <b>Business</b>                     |             |                         |
| LOCATION      | <b>Playa de Las Américas, Arona</b> |             |                         |
| SALE          | <b>3 000 €</b>                      | REFERENCE   | <b>10015</b>            |
| BUILT AREA    | <b>367m<sup>2</sup></b>             | LIVING AREA | <b>250m<sup>2</sup></b> |
| BEDROOMS      | <b>0</b>                            | BATHROOMS   | <b>3</b>                |

A spacious and versatile premises located in the renowned Hotel Andorra, in Playa de las Américas, one of the busiest and most sought-after areas in the south of Tenerife.

It has direct access from the street via a separate entrance, providing visibility, convenience and easy access for customers. It also has a lift, facilitating access for people with reduced mobility.

The premises are divided into several large, separate rooms, with floor areas ranging from approximately 40 m<sup>2</sup> to 52 m<sup>2</sup>, allowing the space to be adapted for various activities such as a boutique gym, personal training centre, group classes (yoga, Pilates, dance), wellness centre, beauty clinic or training centre.

It features a reception area, a hallway, a storeroom and several separate toilets (men's, ladies' and accessible), making it particularly suitable for activities with high footfall.

Located within an established hotel complex, the premises benefit from both tourist footfall and local clientele, making it an excellent opportunity to develop a business in a strategic location.

There is also public parking nearby in the Valdés Center building, facilitating access for customers and staff.

Utilities not included (water and electricity payable by the tenant)

Wi-Fi included in the rent



