

Commercial premise for sale in Puerto de Santa María - Cádiz

Puerto de Santa María, Cádiz

Reference: 220362



450,000 €

978 €/m²



460 m²



No

Description

In the heart of the vibrant El Puerto de Santa María, one of the most emblematic towns in the Bay of Cádiz, this outstanding 460 m² commercial premises is now available. Strategically located near the Plaza de Toros, in the area known as the "Nuevo Centro", this location is a key hub of both commercial and residential activity, making it an exceptional opportunity for investors. Its setting is ideal for those seeking strong returns in a well-established and continuously growing area.

The property is in very good condition and stands out for its versatility and potential. Its spacious open-plan layout, combined with a corner façade,

provides excellent visibility and accessibility—essential qualities for any successful commercial venture. In addition, the premises benefit from centralized air conditioning throughout, ensuring comfort for a wide range of business activities.

Regarding the surroundings, El Puerto de Santa María is well known for its dynamic atmosphere, rich cultural and gastronomic offer, and its proximity to highly attractive tourist destinations. Less than 10 km away is El Centro Inglés, one of the most prestigious educational institutions in the area. For shopping and leisure, El Paseo Shopping Centre is

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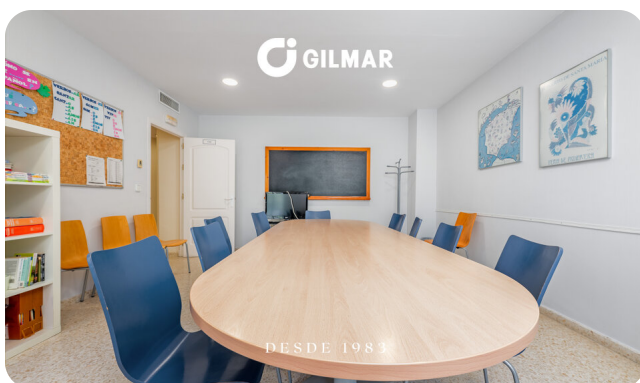
just a few minutes' drive away, offering a wide variety of shops and services.

In terms of connectivity, the premises are well served by public transport. Urban and metropolitan bus lines, including M-960, provide easy access both within the municipality and to nearby towns. Additionally, the Renfe commuter train station (El Puerto de Santa María), which connects directly to Cádiz and other Andalusian cities, is located a short

distance away.

This property not only represents an excellent investment opportunity, but also offers the possibility to adapt the space to current market demands, maximizing its profitability. Its generous size, strategic location, and strong visibility make it an outstanding option for those looking to launch or expand a business in one of the most dynamic areas of southern Spain.

Photographs



Location and points of interest



The property location is approximate. Contact us for more information.