



## Commercial Unit For Sale In Los Abrigos Tenerife



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,111,397.32

#### Standort

Land:	Spanien
Staat/Region/Provinz:	Kanarische Inseln
Adresse:	Calle El Choco Local 5
Postleitzahl:	38618
Veröffentlicht:	05.03.2025
Beschreibung:	Commercial Unit For Sale In Los Abrigos Tenerife

Esales Property ID: es5554515

Calle El Choco Local 5

Los Abrigos

Santa Cruz de Tenerife

38618

Spain

Company website: <https://studio4decor.com/>



The commercial unit is for sale for 950,000€, and the business itself is separate at 350,000€ if the buyer is interested in the whole package.

## A Premier Commercial Venture: Freehold Unit in the Dynamic Heart of Los Abrigos, Tenerife

This exceptional offering presents a unique opportunity to acquire a substantial freehold commercial unit strategically positioned within the burgeoning town of Los Abrigos, Tenerife. Currently home to the reputable Interior Design and Furniture business, Studio 4 Decor, a cornerstone of the local community for 25 years, with the last decade in this prime location, the property holds immense potential for a diverse array of commercial endeavors. The combination of its strategic location, generous size, and high-quality finish makes this an undeniably attractive investment prospect.

### Strategic Positioning: A Nexus of Activity and Growth:

The commercial unit occupies a coveted position within Los Abrigos, a town experiencing significant expansion and development. Its close proximity to the renowned golf resorts of Golf del Sur and Amarilla Golf guarantees a consistent flow of both residents and tourists. The unit is also conveniently situated just 10-15 minutes from the vibrant resorts of Palm Mar, Los Cristianos, and Playa de Las Americas, effectively broadening the potential customer base to encompass a wide spectrum of international visitors. The nearby resorts of El Medano and La Tejita, celebrated for their pristine beaches, are also within easy reach, further enhancing the location's appeal.

The immediate vicinity is undergoing substantial infrastructural development, with numerous large-scale construction projects in progress. This influx of new residents and tourists promises a plethora of potential clientele for any business operating from this location. The unit's prominent shop front, immediately visible upon entering the town, ensures exceptional visibility and high foot traffic. Ample parking facilities are readily available, providing essential convenience for customers.

### Accessibility and Seamless Connectivity:

Tenerife South Airport, a major international air hub, is a mere 5-minute drive away, facilitating effortless access for both local and international patrons. Excellent bus connections to both the northern and southern regions of the island further enhance the unit's accessibility. The town itself features a charming small beach area, adding to its allure as a desirable destination for both residents and tourists.

### Spacious and Adaptable Premises:

The commercial unit encompasses a total area of 712 square meters, providing substantial space for a variety of business operations. The current showroom, occupying 350 square meters, is meticulously designed to effectively showcase products and services. The unit also includes a storeroom, a kitchen, a bathroom with disabled access, and a private area with an ensuite bathroom, offering exceptional flexibility and convenience.

The unit has been finished to an exemplary standard, with ample electrical and water supply, making it



suitable for a wide range of commercial ventures. The quality of the finish ensures a professional and welcoming environment for both customers and staff.

#### Optional Business Acquisition: A Turnkey Opportunity:

For those seeking an immediate and established business opportunity, the current Interior Design and Furniture business is available for purchase for an additional €350,000. The owner is committed to providing comprehensive support during an agreed handover period, ensuring a seamless transition for the new owner.

The business boasts a well-established customer database of over 500 clients, providing a robust foundation for continued success. The stock, valued at approximately €250,000, includes a diverse range of furniture and interior design products. All supplier and logistics arrangements for importing furniture from mainland Spain are in place, effectively streamlining operations.

The business has a proven track record, with an annual turnover ranging from €450,000 to €600,000, achieved without extensive reliance on social media. This presents a significant opportunity for growth by leveraging digital marketing strategies. The owner's decision to sell is motivated by semi-retirement and travel plans.

#### Growth Potential and Enduring Investment Value:

The strategic location, the spacious and versatile premises, and the optional business acquisition collectively make this commercial unit a highly attractive investment opportunity. The ongoing development in the surrounding area, coupled with the established tourism industry, ensures a consistent influx of potential customers. The potential to expand the existing business through digital marketing and other growth strategies further enhances the investment's value.

The optional purchase of the established Interior Design and Furniture business provides a turnkey opportunity for those seeking immediate income and a proven business model. The existing customer base, supplier relationships, and logistics infrastructure offer a solid foundation for continued success.

#### Los Abrigos: A Charming Coastal Haven:

Los Abrigos, a traditional town, offers a unique blend of authentic Canarian charm and modern amenities. The town is renowned for its picturesque harbor, its relaxed atmosphere, and its proximity to golf courses, beaches, and other tourist attractions, making it a popular destination for both residents and visitors.

The town's ongoing development and increasing popularity ensure a promising future for businesses operating in the area. The harmonious blend of its authentic charm and modern amenities makes Los Abrigos an attractive location for both residents and tourists.

#### Tenerife: A Premier Year-Round Destination:



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Tenerife, the largest of the Canary Islands, is a year-round destination celebrated for its pleasant climate, diverse landscapes, and vibrant culture. The island attracts millions of tourists annually, creating a thriving tourism industry. The island's diverse economy and stable political environment make it an attractive location for businesses and investors.

The island's excellent infrastructure, including its modern airport and well-maintained roads, ensures easy access for both residents and tourists. The island's diverse attractions, including its beaches, mountains, and cultural sites, provide a wealth of opportunities for leisure and recreation.

**A Decisive Call to Action: Seize This Prime Commercial Opportunity:**

This commercial unit in Los Abrigos represents a rare opportunity to acquire a prime property in a thriving location. The strategic location, the spacious and versatile premises, and the optional business acquisition make it an exceptional investment. Don't miss this chance to establish or expand your business in one of Tenerife's most promising locations.

## ABOUT THE AREA

Los Abrigos, nestled on the southern coast of Tenerife, is a charming village that offers a delightful contrast to the island's more bustling tourist resorts. This picturesque locale retains a traditional Canarian atmosphere, with its small harbor, cobbled streets, and a collection of restaurants renowned for their fresh seafood. It's a place where visitors can experience a genuine slice of Tenerife life.

The village is particularly celebrated for its culinary scene, drawing both locals and tourists to its waterfront restaurants. Here, one can savor the day's catch, prepared with traditional Canarian flair, while enjoying views of the harbor and the setting sun. Beyond its gastronomic appeal, Los Abrigos provides a relaxed ambiance, ideal for those seeking a tranquil escape. While it offers a more laid-back pace, it remains conveniently located near popular golf courses and other attractions, providing a balance of serenity and accessibility.

Los Abrigos is also seeing increased interest in its property market, due to its location. It is close to the Tenerife South airport, and also close to many very popular tourist locations. This means that people are starting to see the location as a place to have a property that is both a quiet location, but also one that is very well connected. The local market that is held there, also provides a great local attraction.

To reach Los Abrigos, the nearest and most convenient airport is:

\* Tenerife South Airport (TFS): This airport is exceptionally close, making Los Abrigos highly accessible for international and domestic travelers. Its proximity is a significant advantage for both residents and tourists.

## MAiN FEATURES:

- \* 712m<sup>2</sup>
- \* Stunning Views



- \* 2 Bathrooms
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby

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## **Allgemein**

Badezimmer: 2  
Fertige m<sup>2</sup>: 712 m<sup>2</sup>  
Grundstücksgröße: 712 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX6.687.600

