



Prime Commercial Opportunity: La Piazza



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56.62

€ Condo
Fees
336/yr

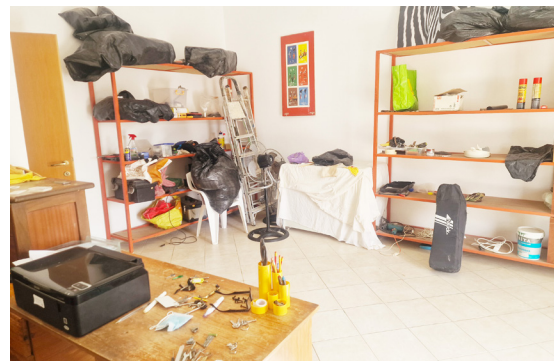
65,000 Euros

Looking for an office or commercial space? Those with an eye on the future shape of Santa Maria will recognise the great opportunity available in this ground-floor office of La Piazza building.

At the very heart of the planned new town centre, the Piazza crescent will be a focal point for tourists and locals alike. This is the first unit on the left of the crescent, butting right up to the new main road. With cycle paths, street lighting - even rubbish bins - and benches in place, this road leads directly to the Serena Bay resort with its planned marina, shopping mall and 1800 new hotel rooms, with Corendon Airlines managing the hotel. Every bus and taxi will pass this space. The building is in the process of being painted, and lies directly opposite is Commercial Centre, which currently houses Novita - probably the premier imported furniture shop on the island - a wood/flooring shop and a mini market. Commercial Centre will only develop more as we get closer to the planned opening of Serena Bay in 2030. Businesses like Art Kafe have already seen the potential of this area, and developer Ocean Property is building villas and an apartment block adjacent to this area.

With a large, blank canvas space inside, high ceilings, a well-paved area outside, this would be suitable for multiple purposes. It could be a coffee shop, sandwich bar, retail outlet, bookshop, estate agency ... and has previously been used as a property management office. It has a good size bathroom and the shelving and desks can be included in the price. It is very secure with metal shutters to both the double entrance doors and windows, which when opened flood the space with light. Utilities are already supplied.

This commercial space has very low running costs with condo fees under 350 Euros a year and IUP (council tax) of under 65 Euros. This is a chance for a shrewd investor to avoid the ever-rising commercial rents in Santa Maria, and snag one of the best spots in the planned new town centre.



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