Commercial in Las Lagunas

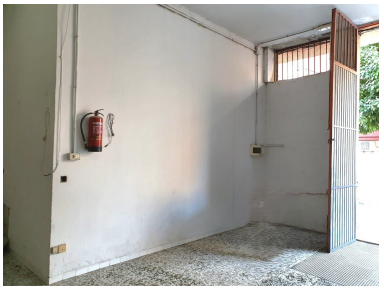
Reference: R4797730



Bedrooms: by request	Bathrooms: 1	M² Build size: 182	Price: 350,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:

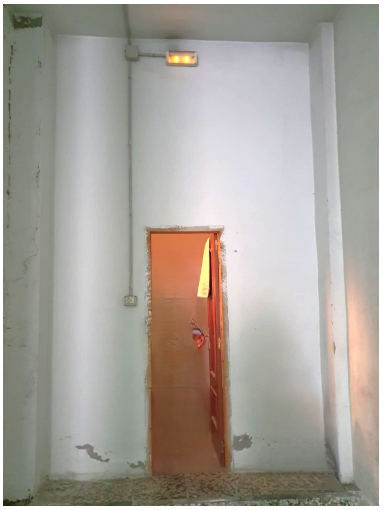












Overview:

Luxury Realty proudly presents an unparalleled opportunity to acquire a versatile commercial space strategically located on the bustling Avenida Principal de Las Flores in Las Lagunas, Mijas. This exceptional 182 sqm property, nestled in the heart of Southern Spain's vibrant Costa del Sol, represents a canvas for ambitious entrepreneurs and astute investors alike. With its expansive layout and prime position within the neighborhood's most sought-after commercial district, this offering is more than just a property; it's a gateway to significant growth and remarkable potential.

A Strategic Location for Unparalleled Success

Las Lagunas de Mijas, a dynamic and continually evolving community, serves as a crucial hub within the larger Mijas municipality. It’s renowned for its thriving local economy, excellent infrastructure, and a burgeoning residential population that guarantees constant footfall and a robust customer base. Avenida Principal de Las Flores is not merely a road; it is the pulsating artery of this district, a nexus where daily life, commerce, and community converge. Positioning your business here means securing a presence in an area characterized by high visibility and effortless accessibility, ensuring your venture benefits from maximum exposure.

The strategic advantage of this location is further amplified by its immediate proximity to a comprehensive array of essential amenities and community focal points. Families will appreciate being moments away from reputable schools and lush, well-maintained parks, while residents and visitors benefit from easy access to major supermarkets and diverse housing developments. This integrated environment means a steady stream of potential customers, whether they are parents on the school run, shoppers stocking up on groceries, or residents enjoying their leisure time. The surrounding transit areas and dedicated children's zones contribute to a lively, family-friendly atmosphere, making it an ideal setting for a wide range of businesses designed to serve community needs.

Beyond the immediate neighborhood, the property boasts superb regional connectivity. A mere three-minute drive provides direct access to the main highway, seamlessly linking Las Lagunas to Malaga International Airport, the glamorous resorts of Marbella, and the bustling city of Fuengirola. Furthermore, key commercial parks, offering an even broader spectrum of retail and leisure options, are just four minutes away by car. This exceptional accessibility positions your business or residential development within a larger, affluent catchment area, broadening its appeal and maximizing its market reach within Southern Spain.

Versatile Potential: Business or Residential Development

The 182 sqm interior, coupled with a private 30 sqm patio, offers remarkable versatility. For the entrepreneurial spirit, this space presents an unrivaled opportunity to establish a flagship business in a high-traffic location. Envision a chic boutique, a modern professional office, a sophisticated co-working space, a vibrant café with outdoor seating, a wellness clinic, or even an upscale restaurant (subject to relevant planning permissions). The high visibility ensures your brand will capture attention, while the easy access facilitates client and customer visits. The private patio adds significant value, offering a serene outdoor extension perfect for al fresco dining, an exclusive waiting area, or a tranquil employee break-out zone. A dedicated bathroom ensures immediate functionality, making the transition to operation swift and efficient.

For discerning investors, this property represents an outstanding opportunity to capitalize on the robust and ever-growing demand for quality housing in Las Lagunas. The substantial 182 sqm footprint, combined with the prime location on Avenida Principal, makes it an ideal candidate for conversion into multiple residential units. Imagine crafting two or even three modern apartments, each offering the convenience of urban living with the allure of a vibrant community. The 30 sqm patio could be cleverly integrated to provide private outdoor spaces for residents, a highly desirable feature in today's property market. With schools, parks, and all essential amenities within walking distance, these potential residential units would appeal strongly to families, young professionals, and retirees seeking a convenient and enriching lifestyle in Southern Spain. This conversion potential promises a significant return on investment in an area known for its strong property appreciation.

Key Features at a Glance

This exceptional property encompasses a generous 182 square meters of interior space, perfectly complemented by a secluded 30 square meter private patio, ideal for diverse applications. It includes a functional bathroom, ready for immediate use. Located directly on the Avenida Principal de Las Flores, it benefits from the highest commercial visibility and accessibility in Las Lagunas de Mijas, an expanding and sought-after area in Southern Spain. Its strategic position offers unparalleled connectivity, being just three minutes from the main highway and four minutes from major commercial parks. The property’s surroundings are rich with essential services, including top-rated schools, lush parks, bustling supermarkets, numerous housing developments, and vibrant children's areas, ensuring a constant flow of activity and potential clientele. This makes it an ideal acquisition for entrepreneurs seeking a prominent business location or investors aiming to develop high-demand residential units.

Seize This Exceptional Opportunity with Luxury Realty

This is more than just a property; it's a strategic asset for growth, a cornerstone for future success, and a rare find in such a coveted location. The blend of commercial potential and residential development possibilities, coupled with its prime situation in Las Lagunas, Mijas, Southern Spain, makes it an investment that truly stands out. Luxury Realty invites discerning entrepreneurs and investors to explore this unique offering. Contact us today to discover how this remarkable space can become the foundation for your next successful venture or a lucrative addition to your investment portfolio.

Features:

Parking