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Commercial in Mijas

Reference: R4831477



Bedrooms: by request
Bathrooms: by request
M² Build size: 120
Price: 650,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:











Overview:

For the discerning investor seeking an unparalleled opportunity in one of Europe's most sought-after destinations, Luxury Realty presents an exclusive offering: a prime 120 square meter retail space nestled in the very heart of Mijas Pueblo. This isn't merely a property; it's an acquisition of a strategic asset within a thriving market, promising both robust immediate returns and exceptional long-term capital appreciation in a location synonymous with charm and prestige.

The Enchantment of Mijas Pueblo: A Premier Southern Spanish Locale

Mijas Pueblo, often referred to as the "Jewel of the Costa del Sol," is an authentic Andalusian white village that effortlessly blends centuries of history with a vibrant, contemporary pulse. Perched high in the mountains yet just a short drive from the glittering Mediterranean coastline, it offers breathtaking panoramic views, from its picturesque cobbled streets stretching out to the vast expanse of the sea. This unique geographical advantage, combined with its iconic donkey taxis, traditional architecture, and delightful squares, makes it an irresistible magnet for millions of international tourists and affluent residents year-round.

Strategically located in the heart of Andalusia, in the South of Spain, Mijas Pueblo benefits from the Costa del Sol's robust tourism infrastructure and reputation for luxury. Its status as a cultural and historical landmark ensures a constant, high-quality footfall – visitors who are drawn not just by curiosity, but by a desire for unique shopping experiences, fine dining, and authentic Spanish charm. Owning a retail presence here is to tap directly into a consistent stream of engaged consumers, providing an enviable platform for any premium brand or service. The town's enduring appeal transcends seasonal fluctuations, guaranteeing sustained visibility and commercial vitality for businesses fortunate enough to be positioned in its prime commercial corridors.

The Property: A Canvas for Premium Retail Success

This exquisite 120 square meter shop stands as a testament to intelligent design and functional elegance. Boasting an expansive open-plan sales floor, the layout has been meticulously conceived to maximize retail displays and optimize customer flow, creating an inviting and dynamic shopping environment. Its generous proportions offer exceptional versatility, capable of accommodating a broad spectrum of high-end retail concepts, from luxury fashion boutiques to art galleries or specialty stores, each benefiting from its prominent street-level visibility.

Currently, the premises house a well-established and successful women's clothing and accessories store, a testament to the property's inherent commercial viability and its appeal to a discerning clientele. This existing use not only underscores its potential but also highlights its adaptability for future upscale retail ventures. Beyond the impressive sales area, the property thoughtfully incorporates essential back-of-house facilities, including a discreetly located small kitchen and a modern, private toilet at the rear. These amenities significantly enhance operational efficiency and staff comfort, contributing to a seamless and professional retail experience. Originally constructed in 1970, the building masterfully retains its authentic Andalusian character and charm, while having been meticulously maintained and adapted to meet the demands and expectations of modern, sophisticated retail operations, offering a harmonious blend of heritage and contemporary functionality.

An Unrivalled Investment Proposition and Secure Income Stream

This opportunity is distinguished by its immediate and tangible financial benefits. A well-established tenant, operating successfully from the premises, currently benefits from a robust lease agreement with a solid term extending until 2028, generating a reliable income of €2,500 per month, or €30,000 annually. This secure and consistent income stream offers investors an attractive yield from day one, minimizing vacancy risks and providing a foundation of financial stability.

Investing in Mijas Pueblo, especially in a prime retail location, represents more than just rental income; it's a strategic move into a market renowned for its long-term capital growth potential. The Costa del Sol consistently demonstrates strong property value appreciation, driven by sustained international demand, limited prime inventory, and the region's enduring appeal as a top-tier tourist and residential destination. This unique confluence of immediate passive income and significant future equity growth positions this retail unit as an exceptionally compelling asset within a diversified investment portfolio. It is an opportunity to acquire a piece of Mijas Pueblo's commercial heart, an investment that promises both prosperity and prestige.

Features:

Air conditioning, Mountain views