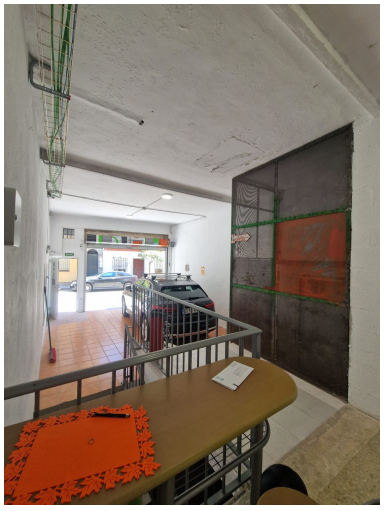
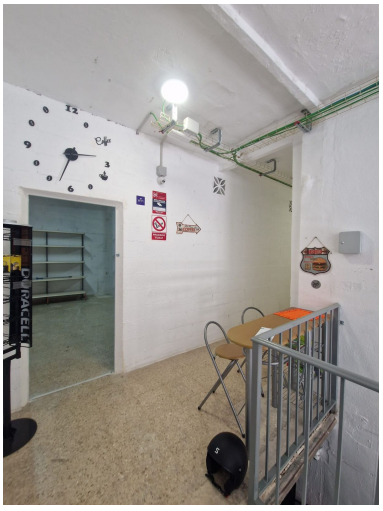
Commercial in Fuengirola

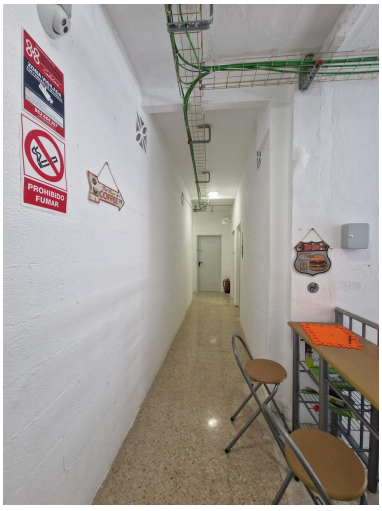
Reference: R5229361



Bedrooms: by request	Bathrooms: 1	M² Build size: 535	Price: 890,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:






PROHIBIDO
FUMAR







Overview:

Luxury Realty is proud to present an unparalleled investment opportunity in the vibrant heart of Fuengirola, a jewel nestled on Spain’s illustrious Costa del Sol. This magnificent commercial premises, ideally situated on the highly sought-after Calle Sevilla, represents a rare confluence of immediate profitability and extraordinary future development potential. For the discerning investor or real estate developer, this property offers a strategic entry into one of Southern Spain's most dynamic and rapidly appreciating markets. Fuengirola, renowned for its golden beaches and bustling promenade, has evolved into a prime destination for both tourism and permanent residency. Investing here means investing in a strong economy and a promising future.

Immediate Returns: Fully Licensed Storage Units in a Prime Location

The core of this exceptional offering is a substantial commercial space spanning an impressive 535 square meters. Meticulously designed, this expansive area currently benefits from an approved and active license for the operation of self-storage units. With 70 individual storage units prepared and ready for immediate sale or rent, this property provides an instantaneous and robust revenue stream from day one. This turnkey, income-generating asset allows investors to capitalize on the high demand for secure, accessible storage solutions in a densely populated urban area like Fuengirola.

Operational efficiency is enhanced by a robust, fully functional freight elevator, providing direct access to the basement level where additional storage units are strategically located. This logistical advantage ensures effortless movement of goods and optimal convenience for future clients. Situated on the prestigious Calle Sevilla, the property boasts an unbeatable central location, surrounded by a thriving ecosystem of shops, essential services, and major transport links, guaranteeing exceptional visibility and accessibility.

Unlocking Untapped Value: A Vision for Future Development

Beyond immediate income, this investment boasts extraordinary potential for future development and capital appreciation. Luxury Realty presents comprehensive project studies for a change of use, offering a clear roadmap to significantly enhance the property's value and versatility.

These detailed studies outline the exciting possibility of constructing two elegant residential apartments on the upper floors. This caters to Fuengirola’s ever-growing demand for modern, centrally located residential properties, tapping into a lucrative market segment and promising strong rental yields or attractive resale values in this sought-after Spanish coastal town.

Simultaneously, the project explores the innovative conversion of basement-level storage units into highly sought-after private parking spaces. With an estimated capacity of 30 to 40 individual parking spots, this transformation addresses a critical need in central Fuengirola, where secure parking is often at a premium. These spaces would serve potential residents of new apartments and generate additional, substantial revenue as independent rental units.

This dual-pronged strategy offers a compelling combination of residential and parking solutions, maximizing the property's footprint and market appeal. It positions this asset as a multi-faceted development project with significant long-term growth. Investors can enjoy immediate cash flow from existing storage units while executing value-adding conversions, ensuring exponential increase in worth and robust ROI.

Seize This Strategic Investment Opportunity in Fuengirola

This versatile, modern, and forward-looking investment offers a perfect blend of immediate profitability and substantial future growth. Ideal for those seeking security, a prime location in Southern Spain, and an outstanding return on investment, this property is situated in one of the Costa del Sol's most dynamic and stable real estate markets. Fuengirola's thriving environment makes this an exceptional prospect for seasoned developers and astute entrepreneurs looking for a multi-faceted asset with diverse potential and guaranteed appreciation.

Don't miss this unique opportunity to elevate your portfolio. Contact Luxury Realty today for more detailed information, available floor plans and comprehensive studies, or to schedule a personal visit to this remarkable property. Unlock the full potential of your investment portfolio in Fuengirola.

Features:

Investment