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Commercial in Fuengirola

Reference: R5231116



Bedrooms: by request
Bathrooms: by request
M² Build size: 160
Price: 725,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is immensely proud to present to the discerning investor an truly exceptional and exceedingly rare opportunity to acquire the freehold of a magnificent commercial property, strategically positioned on the illustrious Paseo Marítimo Rey de España in Fuengirola, Southern Spain. This isn't merely a property; it's a gateway to unparalleled potential, set against the breathtaking backdrop of the Mediterranean Sea, offering an enviable lifestyle and robust investment returns.

Fuengirola, a jewel on the Costa del Sol, is renowned for its vibrant atmosphere, pristine beaches, and cosmopolitan charm. Nestled in the heart of Southern Spain, this dynamic coastal city boasts an enviable climate with over 320 days of sunshine annually, attracting a year-round influx of tourists and a thriving international resident community. The Paseo Marítimo, a bustling promenade stretching for miles along the coastline, is the pulsating heart of Fuengirola's commercial and leisure activities. It's a coveted address, synonymous with high footfall, stunning sea views, and an irresistible draw for locals and visitors alike. To own a freehold property directly on this iconic stretch is to possess a piece of prime real estate in one of Europe’s most sought-after destinations, ensuring perpetual demand and significant capital appreciation.

Opportunities of this caliber are extraordinarily scarce, appearing on the market with infrequency that underscores their unique value. This property represents not just prime real estate, but a strategic asset destined for rapid acquisition by those who recognize its inherent worth and boundless potential. Spanning an impressive total area of 160m², meticulously distributed across two distinct levels – 98m² on the accessible ground floor and an additional, highly versatile 62m² below – this establishment offers a grand canvas for a myriad of lucrative ventures.

Historically comprising two separate commercial units, the property has been expertly unified into a single, expansive entity, currently operating successfully as a substantial sports retail outlet. Its prominent corner position on the Paseo Marítimo bestows an exceptional advantage: unparalleled visibility and extensive frontage. This includes three generously sized display windows that capture the attention of countless passers-by, flooding the interior with natural light and providing an ideal platform for showcasing products or services. The existing layout, a testament to thoughtful integration, is perfectly suited for continued retail operations or for an effortless transformation into a high-end boutique, a branded concept store, or a specialist showroom, capitalizing on the high volume of foot traffic.

The ground floor, with its expansive 98m², offers direct access from the bustling promenade, making it ideal for ventures that thrive on immediate customer engagement. Imagine a chic restaurant or an elegant tapas bar, where guests can savor exquisite cuisine with panoramic sea views. Picture a gourmet deli or a bespoke wine merchant, catering to the sophisticated palates of Fuengirola's diverse population. The existing open-plan nature, a legacy of its current retail use, provides a flexible framework that can be easily adapted to create intimate dining spaces, elaborate product displays, or a welcoming customer service area, all benefiting from the property's incredible visibility and premium location.

The lower level, encompassing 62m², presents an untapped realm of possibilities. This substantial basement area can be ingeniously transformed to serve multiple functions, dramatically enhancing the property's value and utility. One compelling option is to convert it into private parking spaces, a rare and invaluable commodity in such a prime beachfront location where parking is often at a premium. This could offer exclusive convenience for staff, VIP clients, or even generate additional revenue through rental. Alternatively, the lower level can be thoughtfully divided into three distinct and independent commercial units. These smaller locals could be leased out, providing a diversified income stream, or utilized for ancillary services such as storage, private offices, or specialized retail kiosks, further maximizing the property's earning potential.

Beyond its expansive interior, this exceptional property also boasts the exclusive use of a private terrace situated at the front. This outdoor space is a golden asset, especially for hospitality ventures, offering an inviting area for al fresco dining, a stylish lounge, or an extended retail display that truly captures the essence of beachfront living. For a bar or restaurant, this terrace dramatically increases seating capacity and enhances the customer experience with refreshing sea breezes and an vibrant atmosphere. For a retail establishment, it provides an exquisite outdoor showcase, drawing customers in from the promenade.

The sheer versatility of this asset is truly remarkable. While perfectly poised for a thriving bar or restaurant, a high-end retail store, or a mini-supermarket catering to both residents and tourists, its potential extends even further. Consider the audacious vision of converting this entire 160m² space into luxurious accommodation. With its prime location, the demand for premium short-term rental properties in Fuengirola is perpetually high. Imagine an exclusive, multi-level beachfront apartment or a collection of high-end suites, offering unparalleled ocean views and direct access to the promenade, commanding premium rates and ensuring a robust return on investment. Such a transformation would tap into the booming luxury tourism market, providing an exceptional living experience or a highly profitable rental venture.

This freehold commercial property on Fuengirola's Paseo Marítimo Rey de España is more than an acquisition; it is a strategic investment in an enduring legacy. Its prime location, expansive size, versatile layout, and exclusive terrace combine to create an offering that is genuinely unmatched in today's market. With its endless potential for adaptation and growth, this property promises not only immediate returns but also significant long-term capital appreciation in a perpetually desirable location. For visionary investors seeking a rare gem in the sun-drenched heart of Southern Spain, this is an opportunity that demands immediate attention.

Given its unparalleled attributes and strategic positioning, interest in this property is anticipated to be exceptionally high. We encourage serious inquiries and prompt action to secure this extraordinary beachfront freehold, a truly generational asset poised to deliver substantial prosperity. Contact Luxury Realty today to arrange a private viewing and discover the full scope of what this remarkable property has to offer.

Features:

Beachfront, None, Sea views, Mountain views, Alarm system, Parking, Investment, Resale