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Commercial in Málaga

Reference: R5263615



Bedrooms: by request

Bathrooms: by request

M² Build size: 368

Price: 600,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:












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Overview:

Luxury Realty proudly presents an unparalleled investment opportunity, strategically situated in the vibrant and rapidly expanding city of Málaga, the undisputed economic and cultural powerhouse of Southern Spain. This exceptional commercial premises is not merely a space; it is a blank canvas offering immense potential for discerning investors and visionary entrepreneurs alike, set within one of Europe's most sought-after destinations.

Boasting a substantial constructed area of 368.40 m² and a generous usable area of 354 m², this property provides a vast and adaptable footprint. Its inherent versatility is a key differentiator, presenting significant possibilities for either direct commercial exploitation within Málaga's booming economy or the highly lucrative option of converting its use to premium residential housing, a transformation available at an additional cost. This dual potential caters to a broad spectrum of investment strategies, promising considerable returns in a market renowned for its robust growth and enduring demand.

For businesses seeking to establish or expand their presence, these premises represent a strategic advantage. Málaga has emerged as a magnet for innovation, technology, and international commerce, earning its reputation as a leading European tech hub and a prime destination for global companies. The sheer scale and adaptable layout of this space make it ideal for a diverse range of commercial ventures. Imagine a flagship retail store showcasing luxury brands, a modern corporate headquarters designed to inspire productivity, an expansive co-working facility catering to Málaga's burgeoning digital nomad community, or even an upscale gastronomic establishment poised to capture the city's vibrant culinary scene. The open-plan nature and significant square footage allow for complete customization, ensuring that any business can craft an environment perfectly tailored to its brand and operational needs.

Beyond its immediate commercial appeal, the true long-term value proposition of this property lies in its exceptional potential for revaluation through residential conversion. Málaga's real estate market is experiencing unprecedented demand, fueled by its unparalleled quality of life, favorable climate, and its status as an international lifestyle destination. Converting these premises into high-end residential units could unlock substantial returns. Picture a series of luxurious urban apartments, or perhaps a single, sprawling loft-style residence, meticulously designed to cater to the discerning tastes of international residents and affluent local buyers seeking premium city living. The current market conditions, characterized by high demand for quality housing and strong rental yields, position this conversion as a particularly attractive investment path, ensuring significant capital appreciation and a consistent income stream.

Málaga itself is an integral part of this investment's allure. Nestled on the stunning Costa del Sol, it is more than just a city; it is a lifestyle. Its Mediterranean climate offers over 300 days of sunshine a year, complemented by a rich tapestry of history, art, and culture. The city boasts world-class museums like the Picasso Museum and Centre Pompidou, a vibrant culinary scene ranging from traditional tapas to Michelin-starred restaurants, and a beautiful historic center ripe for exploration. Its pristine urban beaches, coupled with easy access to natural parks and picturesque white villages, provide an enviable balance of urban sophistication and natural beauty.

The connectivity of Málaga further solidifies its position as an investment hotspot. Málaga-Costa del Sol Airport serves as a major international gateway, offering direct flights to hundreds of destinations worldwide. The city is also a hub for Spain's high-speed rail (AVE) network, connecting it swiftly to Madrid, Seville, and other major Spanish cities. Furthermore, its expanding port facilities underscore its importance as a commercial and cruise tourism nexus. This robust infrastructure not only supports commercial activities but also ensures easy accessibility for residents and tourists, continually driving demand for both commercial and residential spaces.

The flexibility inherent in this property is its greatest asset, offering a strategic advantage whether you are an entrepreneur looking to establish a prominent business address or an astute investor seeking a profitable venture in the medium to long term. Luxury Realty understands the intricacies of the Málaga market and the transformative potential of properties like this. We are uniquely positioned to guide you through every step of the process, from initial acquisition to navigating regulatory requirements for change of use, and ultimately, maximizing the value of your investment, whether through commercial leasing or high-value residential sales.

This is a truly unique confluence of location, scale, and potential, rarely found in such a dynamic urban landscape. Do not let this extraordinary opportunity in Málaga slip away. We invite you to connect with Luxury Realty today for a private, in-depth consultation. Discover how this exceptional commercial premises can become the cornerstone of your next successful venture or a jewel in your investment portfolio, securing your place in Southern Spain's most exciting growth story.

Features:

Investment