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Luxury Realty
real estate

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Commercial in Los Boliches

Reference: R5289466



Bedrooms: by request
Bathrooms: 2
M² Build size: 119
Price: 265,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional commercial offering, perfectly positioned in the heart of Los Boliches, one of Fuengirola's most vibrant and sought-after districts. This expansive 119 m² open-plan commercial space represents a rare opportunity for discerning investors and visionary entrepreneurs to establish or expand their presence in a truly prime location on Spain’s illustrious Costa del Sol.

Los Boliches is a thriving community renowned for its lively atmosphere, beautiful beaches, and eclectic mix of local charm and international appeal. Within bustling Fuengirola, this area benefits from a constant flow of residents and robust tourist influx. Its strategic position offers immediate access to Mediterranean shores, promenades, and a rich cultural tapestry, making it an undeniable magnet for foot traffic. Excellent infrastructure and quality of life cement its top-tier status for leisure and business.

Its strategic advantage is paramount. Adjacent to a major Mercadona supermarket, it guarantees a continuous stream of potential customers, creating unparalleled visibility and accessibility. Furthermore, minutes’ walk from Los Boliches train station provides seamless connectivity to Malaga city centre, Malaga International Airport, and other key Costa del Sol towns. This ensures effortless access for clients, employees, and visitors, significantly amplifying its commercial appeal. The surrounding area buzzes with activity, with a dense concentration of popular bars, diverse restaurants, shops, and services, contributing to a dynamic commercial ecosystem and constant engagement.

This 119 m² commercial unit boasts an intelligently designed open-plan layout, highly coveted for its adaptability and visual appeal. Its expansive layout allows maximum flexibility in design and setup, suitable for diverse commercial ventures. Currently, the premises operates as a highly successful children’s event venue, a testament to its vibrant potential and proven capability to host engaging activities, from lively birthday parties to memorable family celebrations. This established operation underscores the property’s immediate viability and income generation potential from day one, offering a compelling proposition for a ready-to-operate business.

Beyond its current successful incarnation, its inherent versatility unlocks a spectrum of future possibilities. Its generous dimensions and open configuration make it ideal for a diverse array of businesses: imagine a chic retail showroom, modern co-working space, innovative gastronomic concept, bustling fitness studio, professional clinic, or creative art gallery. Potential is limited only by imagination. Moreover, for those with a keen eye on long-term investment, the intriguing possibility of future conversion into a residential apartment exists. While such a transformation would be subject to local planning regulations, it adds significant future value and flexibility, positioning this property as a truly multi-faceted asset.

The immediate vicinity of the property is a microcosm of Fuengirola's energetic spirit. Streets are alive with conversation, diverse eateries, and constant movement of locals and tourists enjoying myriad services. This vibrant commercial and social scene ensures excellent visibility and guarantees a consistent flow of potential customers, crucial for sustaining and growing an enterprise. A significant advantage is the ease of parking nearby. This enhances convenience for clientele and staff, removing a common urban hurdle and improving customer experience and operational efficiency.

For visionary investors and ambitious entrepreneurs, this property represents more than a commercial space; it's a gateway to significant potential in one of the Costa del Sol's most dynamic and economically robust locations. Whether you aim to capitalize on the existing successful business model, launch a new venture tailored to the area’s affluent demographic, or secure a versatile asset with robust long-term conversion potential, this offering ticks every box. Los Boliches remains a hotspot for growth and investment, making this an unmissable chance to acquire prime commercial real estate in Southern Spain, ensuring immediate returns and enduring value. This is truly an ideal opportunity for those seeking a strategically located, highly adaptable premises poised for success in a thriving Mediterranean setting.

Features:

Air conditioning, Investment