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Commercial in Fuengirola

Reference: R5292856



Bedrooms: by request
Bathrooms: 2
M² Build size: 1,520
Price: 2,680,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Welcome to an extraordinary offering from Luxury Realty, presenting a truly unique and multifaceted property poised for discerning investors and visionary entrepreneurs. Nestled on the vibrant Avenida de Mijas, this expansive estate represents far more than just a piece of real estate; it is a gateway to unparalleled potential in one of the Costa del Sol's most dynamic and sought-after locations. Mijas, renowned for its charming blend of traditional Andalusian allure and modern amenities, offers an idyllic lifestyle coupled with robust economic growth. Its strategic position, seamlessly connecting the bustling urban centers with the serene Mediterranean coastline, establishes this property as a coveted asset.

This remarkable property stands out not only for its significant scale but also for its exceptional versatility. Comprising an immense industrial warehouse of 1,300 square meters on the ground floor, complemented by an opulent 220 square meter residential apartment above, alongside a spectacular 220 square meter solarium terrace, it offers immediate utility and boundless future possibilities. The location itself is a prime attribute, situated amidst a flourishing commercial district teeming with diverse businesses, established warehouses, and essential services. This ensures maximum visibility and accessibility, making it an ideal choice for a wide spectrum of commercial endeavors, from high-end logistics and showrooms to innovative creative hubs or a flagship corporate headquarters.

The ground-floor industrial warehouse is a marvel of expansive and adaptable space. Its generous 1,300 m² footprint provides ample room for substantial operations, inventory management, or even a sophisticated production facility. Designed with functionality and scalability in mind, this space is a blank canvas awaiting your strategic vision. Whether you envision a state-of-the-art distribution center, a grand retail outlet requiring extensive storage, or a sophisticated industrial workshop, the dimensions and structural integrity of this warehouse are perfectly suited to accommodate ambitious plans. Its direct access from Avenida de Mijas further enhances its appeal, ensuring ease of logistics and prominent brand exposure to daily traffic flow.

Elevating the property's allure is the magnificent residential unit situated on the upper floor. Spanning a luxurious 220 m², this spacious apartment is thoughtfully laid out to provide comfort and elegance. It features five generously proportioned bedrooms, offering ample private accommodation, alongside two well-appointed bathrooms. A large, inviting living room serves as the heart of the home, perfect for relaxation or entertaining, seamlessly connected to a modern, fully-equipped kitchen. This residence provides an ideal living arrangement for an owner-operator seeking to reside on-site, a high-value executive apartment, or even a lucrative long-term rental opportunity, capitalizing on Mijas's strong demand for quality housing. The design allows for abundant natural light, creating a bright and welcoming atmosphere throughout.

Crowning this exceptional property is an impressive 220 m² solarium terrace, an expansive private oasis offering panoramic views and unparalleled versatility. This stunning outdoor space is perfect for sophisticated private use, whether as a serene retreat, an exclusive entertainment area for guests, or even as an innovative additional workspace designed to inspire. Imagine hosting corporate events under the Mediterranean sky, creating a unique rooftop garden, or simply enjoying the unparalleled Costa del Sol climate in absolute privacy. The potential uses of this expansive terrace are limited only by imagination, adding a significant layer of luxury and functionality to the entire estate.

Adding immediate value and a compelling income stream, the warehouse currently hosts a solid, well-established business with an excellent reputation in its sector. This presents a unique "turnkey" opportunity for investors looking for immediate returns. The option to acquire this thriving business along with the property offers a seamless transition into a profitable venture, benefiting from an existing client base, operational infrastructure, and a proven track record of success. (Specific conditions regarding the business acquisition are available upon consultation.) It is important to note that the advertised price refers exclusively to the sale of the property itself, without the inclusion of the operational business, providing flexibility for different investment strategies.

However, the most compelling aspect for visionary investors lies in the property's extraordinary development potential. The plot offers the rare and highly coveted opportunity for the demolition of the existing structure and the construction of an entirely new building. Current zoning regulations permit the development of a structure up to four stories high. This pivotal feature unlocks a world of possibilities: imagine a sophisticated mixed-use development comprising multiple luxury residential apartments, premium commercial units, or even a boutique hotel, all designed for future sale or high-yield rental. In a region where undeveloped land with such strategic positioning is virtually non-existent, this represents an unrepeatable chance to shape a new landmark in Mijas. The ability to create a bespoke development tailored to market demands ensures a significant return on investment in the booming Costa del Sol real estate market.

The strategic location of this property is truly unparalleled, making it an undeniable high-potential asset. Mijas is not just a destination; it's a lifestyle. It’s surrounded by every conceivable service and amenity: prestigious international schools, large supermarkets, an array of charming local shops, gourmet restaurants, and vibrant leisure facilities. Furthermore, the property boasts excellent connectivity, being just a two-minute drive from the main motorway. This ensures effortless access to key regional hubs such as the cosmopolitan city of Málaga (with its international airport), the glamorous shores of Marbella, and the entire stretch of the enchanting Costa del Sol. The proximity to Fuengirola, a vibrant coastal city renowned for its beautiful beaches, bustling promenade, and diverse cultural scene, further enhances the property's appeal, offering additional amenities and recreational opportunities just a short drive away. This perfect blend of urban convenience and Mediterranean charm guarantees not only a thriving business environment but also an exceptional quality of life for residents.

This is more than just a property; it is a secure investment in a privileged location, offering a rare combination of immediate commercial utility, luxury residential comfort, and monumental development potential. For those seeking to capitalize on the sustained growth and allure of the Costa del Sol, this unique offering from Luxury Realty represents an opportunity that truly stands apart. Secure your legacy in one of Southern Spain's most coveted destinations.

For a detailed private consultation or to arrange an exclusive viewing of this remarkable asset, we invite you to contact Luxury Realty without hesitation. This extraordinary opportunity awaits your vision.

Features:

Air conditioning, Heating, Investment