Commercial in Fuengirola

Reference: R5434810

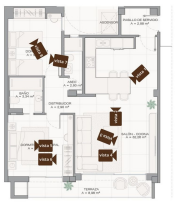


Bedrooms: 10 | Bathrooms: 9 | M² Build size: 376 | Price: 1,600,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | M² Plot Size:













Overview:

Luxury Realty is proud to present a truly exceptional and rare investment opportunity in the heart of Fuengirola, Southern Spain. This meticulously renovated building, comprising six independent, high-specification units, stands as a testament to modern design and strategic location. Situated on the esteemed Reyes Católicos Street, this property is not just an address; it's a gateway to the quintessential Mediterranean lifestyle, offering unparalleled access to everything Fuengirola has to offer. With its prime position just 150 meters from the sun-drenched Paseo Marítimo (Playa de la T) and mere steps from the bustling Fuengirola Marina, this building is an investor's dream, perfectly poised for both robust residential and high-yield holiday rental exploitation.

Fuengirola, a vibrant jewel on the Costa del Sol, is renowned for its golden beaches, cosmopolitan atmosphere, and a lively culinary scene that caters to every palate. This charming city in Southern Spain boasts over 300 days of sunshine annually, making it a year-round magnet for tourists and residents alike. The convenience of its location is further amplified by its proximity to excellent public transport links, including both train and bus stations, ensuring seamless connectivity to Malaga International Airport and other major Costa del Sol attractions. Living here means embracing a life where sandy beaches, gourmet dining, and cultural excursions are all within effortless reach, promising a quality of life that is both relaxed and exhilarating.

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## The Epitome of Modern Living and Investment Potential

This architecturally stunning building has undergone a comprehensive, high-end renovation, ensuring that every detail reflects contemporary elegance and comfort. Equipped with a state-of-the-art elevator, it provides effortless access to all floors, enhancing convenience for residents and guests. The building comprises a total of six independent units, each thoughtfully designed to maximize space, light, and functionality, catering to a diverse range of preferences and needs. From charming ground-floor apartments to an exquisite penthouse with a sprawling solarium, this property offers a unique blend of living options.

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Detailed Overview of Each Exquisite Unit:

GROUND FLOOR - Unit A (50 m²): A charming and private urban retreat. This unit features a bright living-dining room, a fully equipped kitchen, two comfortable bedrooms, and one modern bathroom. A distinct advantage is the exclusive use and enjoyment of a tranquil 3.91 m² private interior patio, offering a serene outdoor space perfect for morning coffee or evening relaxation. This unit offers an inviting escape in the heart of the city.

GROUND FLOOR - Unit B (26 m²): An efficiently designed and perfectly proportioned studio-style apartment. Functionally distributed, it includes a cozy living area, a dedicated sleeping zone, and a full, contemporary bathroom. Ideal for singles, couples, or as a highly sought-after holiday rental, this unit offers maximum comfort in a compact, stylish package.

1st, 2nd, and 3rd FLOORS (83 m² each): These three identical properties represent the pinnacle of spacious urban living, with the unique advantage of being a single apartment per floor, guaranteeing absolute privacy and no neighbors on the landing. Each expansive apartment is distributed into an open-plan living-dining room seamlessly integrated with a modern kitchen, creating an ideal space for entertaining. They boast two full, elegantly appointed bathrooms and two generously sized bedrooms. The master bedroom is a true sanctuary, featuring an en-suite private bathroom and a dedicated walk-in closet area, offering a touch of everyday luxury. Furthermore, each apartment benefits from an exterior balcony, perfect for enjoying the Fuengirola breeze.

4th FLOOR - Penthouse (51.4 m²): Crowned as the building's jewel, this penthouse apartment offers an elevated living experience. It comprises a comfortable living room, a stylish kitchen, one inviting bedroom, and one full bathroom. The true highlight of this exclusive unit is its spectacular and expansive private solarium terrace, measuring an impressive 46 m². This magnificent outdoor space provides ample room for alfresco dining, sunbathing, or simply unwinding while enjoying potential views and the vibrant atmosphere of Fuengirola. It's an entertainer's dream and a private oasis rolled into one.

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## Key Investment Highlights for the Discerning Investor:

Guaranteed Holiday Rentals & High Yield Potential: A crucial differentiator for this property is the explicit authorization for tourist or holiday use across all units within the building. This eliminates common regulatory hurdles, positioning the asset for immediate and highly lucrative short-term rental income. Fuengirola's consistent tourist demand ensures high occupancy rates and attractive rental yields, making this an ideal asset for investors seeking passive income and strong returns.

Modern & Fully Equipped Infrastructure: The building's recent and comprehensive renovation ensures all systems are new, efficient, and up to modern standards. The presence of a state-of-the-art elevator further enhances accessibility and tenant satisfaction, crucial for both long-term residents and holidaymakers.

Unbeatable Central Location: Reyes Católicos Street places residents at the epicentre of Fuengirola's vibrant life. With the beach and marina just moments away, and an abundance of amenities, boutique shops, world-class restaurants, and essential public transport (train and bus stations) at your doorstep, convenience is unparalleled. This strategic position guarantees enduring appeal and strong capital appreciation potential in one of Southern Spain's most sought-after coastal towns.

This fully renovated building represents more than just a property; it is a meticulously crafted asset offering diverse income streams and the prestige of owning a piece of Fuengirola's prime real estate. Whether for an astute investor looking to diversify their portfolio with a high-performing rental property or an individual seeking a luxurious multi-unit residence with income potential, this opportunity is truly unique. Contact Luxury Realty today to discover how this exceptional offering can elevate your investment portfolio.

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Features: