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Luxury Realty
real estate

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Commercial in Los Boliches

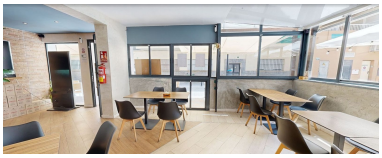
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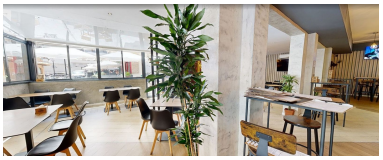
Bedrooms: by request
Bathrooms: 1
M² Build size: 150
Price: 649,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents a rare and compelling investment opportunity nestled in the heart of Los Boliches, Fuengirola. This spacious commercial premise offers an unparalleled location, mere steps from the sun-drenched shores of the Mediterranean and strategically positioned on the bustling Avenida de Los Boliches. For the discerning investor, this property represents not just a transaction, but a gateway to a thriving commercial future or a lucrative residential development in one of Southern Spain's most sought-after coastal destinations.

Imagine the allure: a vibrant business establishment enjoying a constant influx of clientele, or a meticulously designed residential project commanding premium rental yields. This property delivers on both fronts, presenting a unique dual-potential asset that stands out in the competitive Costa del Sol market. Its inherent flexibility, coupled with its enviable locale, makes it an intelligent acquisition for those looking to capitalize on Spain's flourishing tourism and expatriate market.

Unrivaled Location: The Heart of Los Boliches, Costa del Sol

The success of any commercial or residential venture hinges critically on its location, and this property boasts an address that is truly second to none. Los Boliches, a charming and dynamic district within Fuengirola, is celebrated for its authentic Spanish character, pristine beaches, and a vibrant community spirit. Situated on the illustrious Costa del Sol, a region renowned for its idyllic climate, stunning landscapes, and cosmopolitan atmosphere, Los Boliches offers the perfect blend of traditional charm and modern convenience.

This premise benefits from an extraordinary proximity to the Mediterranean Sea, located just 50 meters from the golden sands and azure waters. This immediate access to the beach is a magnet for both international tourists seeking a quintessential Spanish holiday experience and local residents enjoying the relaxed coastal lifestyle. The gentle sea breeze and the promise of sun-drenched days become an integral part of the property's appeal, enhancing its value as both a commercial hub and a potential residential haven.

Furthermore, the property's adjacency to Avenida de Los Boliches is a significant advantage. This bustling avenue serves as a principal artery for the area, characterized by its lively array of shops, restaurants, and essential services. The presence of a convenient bus stop directly on this avenue ensures excellent public transport connectivity, facilitating easy access for customers, employees, or future residents from across Fuengirola and beyond. This prime street-front visibility guarantees a steady and substantial flow of foot traffic, comprising both loyal local patrons and a continuous stream of international visitors drawn to the area's charm and amenities.

Fuengirola itself is a jewel of Southern Spain, offering a rich tapestry of cultural experiences, modern infrastructure, and a robust tourism industry. From its historic Sohail Castle to its vibrant marina and extensive promenade, the town provides an exceptional quality of life and a robust economic environment. Investing in Los Boliches means investing in a well-established, highly desirable location that promises enduring appeal and strong growth potential.

A Turnkey Culinary Venture Awaiting Your Vision

Presently configured as a fully operational restaurant, this commercial space offers an immediate opportunity for entrepreneurs or seasoned restaurateurs. The current setup is comprehensive, featuring a well-appointed bar area, a professional-grade kitchen designed for efficient service, and ample seating arrangements. The versatility of the dining areas is particularly noteworthy, with both inviting indoor spaces for a cozy ambiance and expansive outdoor seating options to capitalize on Fuengirola's glorious year-round climate.

This established layout provides the foundation for a seamless transition, allowing a new owner to commence operations swiftly and efficiently. The existing infrastructure minimizes initial setup costs and lead times, positioning this as a truly turnkey solution for a culinary enterprise. The capacity to accommodate numerous diners, both al fresco and within its comfortable interior, makes it ideal for handling peak season demands and ensuring a consistent revenue stream. The two well-maintained toilet facilities further enhance the customer experience, meeting essential operational standards.

The established presence of a restaurant in such a high-traffic, tourist-heavy location speaks volumes about its inherent viability. Imagine the potential: a chic tapas bar, a gourmet dining experience, or a vibrant international eatery – the canvas is yours to define. The constant flow of potential customers from the nearby beach, local hotels, and residential areas ensures a ready market for any culinary concept. This is more than just a space; it's a platform for immediate success in the thriving hospitality sector of the Costa del Sol.

Exceptional Versatility: Develop or Diversify Your Portfolio

Beyond its immediate potential as a thriving restaurant, the generous dimensions of this property unlock a truly remarkable alternative. Spanning an impressive 150 square meters, the substantial size of the premises offers a unique and highly attractive option: the conversion into three distinct residential apartments. This inherent flexibility is a powerful asset, providing multiple avenues for substantial return on investment.

In a market where beachfront and central residential properties are consistently in high demand, the prospect of developing three modern apartments is exceptionally compelling. Each apartment, if thoughtfully designed, would command significant resale value or generate substantial rental income, whether for long-term residents or the lucrative holiday rental market. Imagine stylish, contemporary living spaces just a stone's throw from the Mediterranean, offering residents unparalleled convenience and an enviable lifestyle. The scarcity of such prime development opportunities in Los Boliches further enhances the appeal and potential profitability of this conversion option.

This dual potential provides a strategic advantage for any astute investor. Whether the market dictates a preference for commercial revenue or residential development, this property offers the agility to adapt and maximize its value. It represents a secure investment that is resilient to market fluctuations, providing a hedge through its inherent versatility. For those seeking to expand their real estate portfolio with a property that offers both immediate income potential and significant long-term capital appreciation through development, this offering is truly unmatched.

Luxury Realty invites you to explore this extraordinary chance to own a piece of prime Fuengirola real estate. This is more than just a commercial premise; it is a strategic investment in location, versatility, and the enduring allure of Southern Spain.

Features:

Investment