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Commercial in Fuengirola

Reference: R5511913

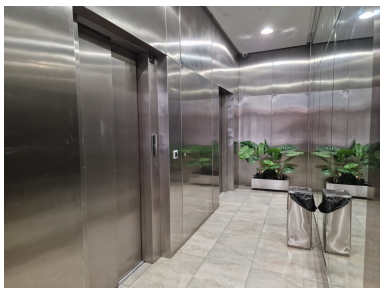


Bedrooms: by request
Bathrooms: by request
M² Build size: 77
Price: 200,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional and strategically positioned investment opportunity in the heart of Fuengirola, one of Southern Spain's most dynamic and sought-after coastal cities. Located directly on the prestigious Avenida Ramón y Cajal, this offering comprises three versatile office units, ripe with potential for conversion into highly desirable residential properties. This unique proposition is not merely a purchase; it is an invitation to redefine prime real estate in a thriving Mediterranean locale, promising significant returns for the discerning investor or developer.

The allure of this investment is amplified by a preliminary feasibility study, already conducted with overwhelmingly favourable results. This crucial step confirms the viability and attractiveness of a change of use, significantly de-risking the development process and providing a clear pathway towards creating luxury residential units in a prime urban setting. This is an uncommon advantage that positions this offering as a standout in the current real estate market.

The Undeniable Charm and Strategic Location of Fuengirola

Fuengirola, nestled on Spain's illustrious Costa del Sol, embodies the quintessential Andalusian lifestyle, blended seamlessly with modern amenities and an international flair. This vibrant city is renowned for its sun-drenched beaches, charming marina, historic Sohail Castle, and a bustling promenade that stretches for miles, offering an array of gastronomic delights and leisure activities. Its appeal lies in its perfect balance: a lively urban environment with excellent connectivity, yet retaining the relaxed pace of Mediterranean coastal living.

The city boasts an enviable climate, attracting tourists and expatriates year-round, which in turn fuels a robust demand for both short-term holiday rentals and long-term residential accommodation. Fuengirola’s strategic location, just a short drive from Málaga International Airport and with excellent rail and road links, further enhances its accessibility and attractiveness. It serves as a gateway to the entire Costa del Sol, making it a pivotal hub for tourism, business, and residential living. Investing here means tapping into a consistently growing market, buoyed by international interest and a high quality of life.

Avenida Ramón y Cajal is one of Fuengirola's most prominent arteries, synonymous with prestige and convenience. This bustling avenue is the pulsating heart of the city, surrounded by an eclectic mix of high-end boutiques, gourmet restaurants, essential services, banks, and vibrant cultural hotspots. Residents and professionals alike benefit from unparalleled access to every conceivable amenity just steps from their door. Its central location ensures excellent public transport links, making commuting effortless and connecting the area to the wider region. This prime address guarantees desirability, whether the units are utilised for commercial purposes or transformed into sophisticated urban residences.

The Properties: Bright, Versatile, and Ready for Transformation

The three available units are situated on the mezzanine floor of a predominantly residential building, a crucial detail that simplifies the transition to residential use. This elevated position provides a degree of privacy and exclusivity, setting them apart from ground-floor commercial spaces. A defining characteristic of these units is their generous fenestration; expansive windows invite abundant natural light to flood the interiors, creating bright, airy, and exceptionally versatile spaces. This natural illumination is a significant advantage, enhancing the appeal of any future residential conversion, as well as providing an optimal working environment for current office use.

The current configuration as offices ensures robust structural integrity and flexible layouts, ideal for open-plan designs or the creation of multiple distinct rooms. Their inherent adaptability makes them perfect candidates for bespoke residential conversions, allowing for the creation of modern, stylish apartments that cater to contemporary living standards. Imagine spacious living areas, elegant kitchens, and comfortable bedrooms, all bathed in Mediterranean sunlight, offering a premium urban living experience.

Unlocking Value: The Power of Conversion and Flexible Investment

The true value proposition of these properties lies in their immense potential for conversion. With a favourable feasibility study already in hand, the path to transforming these well-located offices into highly sought-after residential dwellings is clear and well-informed. This process allows investors to add significant value, capitalising on the strong demand for quality housing in central Fuengirola. The resulting residential units – be they chic city apartments for permanent residents, luxurious holiday lets for discerning tourists, or long-term rental properties – are poised to generate substantial rental yields and capital appreciation.

Luxury Realty understands that investment strategies vary, and as such, these three office units offer unparalleled flexibility:

Office 1: Spanning a generous 97.50 m², available for EUR 220,000. This larger unit provides ample scope for creating a spacious apartment or a combination of smaller, bespoke living spaces.

Office 2: Measuring 77.35 m², priced at EUR 200,000. An ideal size for a well-appointed one or two-bedroom apartment, perfect for individuals or couples seeking urban convenience.

Office 3: With a comfortable area of 77.32 m², also available for EUR 200,000. Similar to Office 2, this unit presents an excellent opportunity for creating a modern, central residence or a profitable rental unit.

For investors looking to undertake a more ambitious project, all three office units can be acquired together for a total price of EUR 620,000. This consolidated purchase offers the advantage of economies of scale, allowing for a comprehensive redevelopment project that could yield multiple high-value residential units or even a single, expansive luxury apartment tailored to an exclusive clientele. This flexibility caters to diverse investment appetites, from individual property enhancers to large-scale developers.

A Compelling Proposition for the Discerning Investor

This offering represents more than just a real estate transaction; it is an opportunity to acquire a strategic asset with demonstrable upside potential. The combination of a prime, established central location on Fuengirola's main avenue, the proven viability of residential conversion, and the inherent demand for quality properties in this vibrant coastal city, creates an investment profile that is both secure and highly lucrative. The surrounding ecosystem of shops, services, and everyday amenities further solidifies the investment appeal, ensuring convenience and desirability for future occupants.

For those envisioning commercial premises, the existing office configuration provides a ready-to-use professional space in a high-visibility location. However, the true gem lies in the transformative potential. Investors keen on creating bespoke residential units for subsequent sale or rental will find this opportunity particularly compelling, subject only to obtaining the necessary planning permissions and approvals—a process significantly de-risked by the pre-conducted favourable feasibility study.

To further enhance the value and convenience for future residential occupants, garage parking spaces are also available for purchase separately, providing a much-coveted amenity in a bustling city centre. This thoughtful addition underscores the comprehensive nature of this investment, positioning it as a truly turn-key opportunity for redevelopment and future capital appreciation. Seize this rare chance to invest in Fuengirola's burgeoning property market with Luxury Realty.

Features:

None, Air conditioning