

Commercial in Las Lagunas

Reference: R5513593



Bedrooms: 1
Status: Sale

Bathrooms: by request
Property Type: Commercial
Parking places: by request

M² Build size: 45

Price: 134,000 €
M² Plot Size:





Overview: # One Space, Endless Possibilities... Make It Your Own! ****BRIGHT 45 M² COMMERCIAL PREMISES WITH TERRACE – LAS LAGUNAS DE MIJAS**** What if your next project started right here? Located in the lively and well-established area of ****Las Lagunas de Mijas****, this bright 45 m² commercial property offers an excellent opportunity for anyone looking for a versatile space that can be adapted to suit a variety of needs. ****Currently arranged as a one-bedroom apartment****, the property features a practical layout comprising a main living area, a separate bedroom, a kitchenette and a bathroom. But there's more to discover: - ****A private terrace****, providing valuable outdoor space, with the potential to explore an enclosure to make even better use of the area, subject to the necessary approvals. - ****An elevated loft-style storage area****, offering additional space to organise according to your needs. - ****A small auxiliary room****, ideal for use as a laundry area. ****A space designed around your vision.**** A private office? A real estate agency? A service-based business? An independent workspace? Or perhaps a personal conversion project? The possibilities are varied, subject to applicable regulations and any required administrative approvals. Its current layout also offers the potential to explore residential conversion, ****subject to planning feasibility and obtaining the necessary change-of-use approval (*cambio de uso*)****. The property is legally registered as commercial premises and does not currently have residential change-of-use authorisation. ****A convenient location for everyday life.**** Set within an established urban neighbourhood, with shops, supermarkets, cafés, schools, healthcare services and public transport nearby. A lively and practical setting, ideal for establishing a business or bringing a new project to life. ****45 m², a private terrace and plenty of possibilities waiting to be explored.**** Because sometimes, all a space needs is a fresh perspective to reveal its true potential. ****Contact me today for further information or to arrange a viewing.****

Features:

Air conditioning, Heating, None, Parking