+34 604 489 646

info@luxury-realty.com

Commercial in Las Lagunas

Reference: R5513593



Bedrooms: 1

Bathrooms: by request

M² Build size: 45

Price: 134,000 €

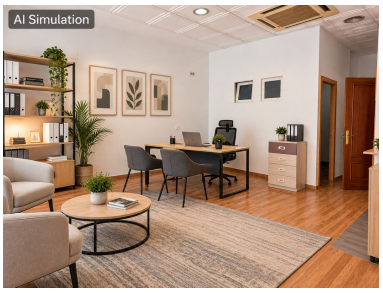
Status: Sale

Property Type: Commercial

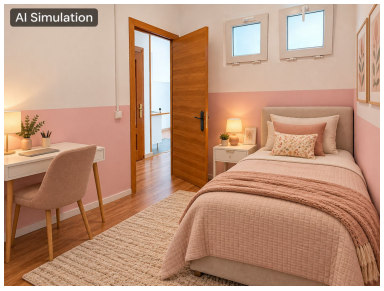
Parking places: by request

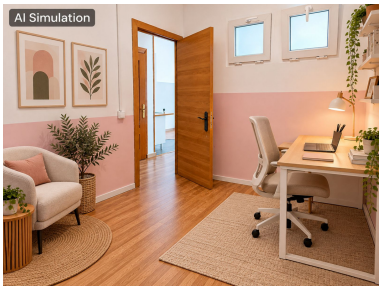
M² Plot Size:

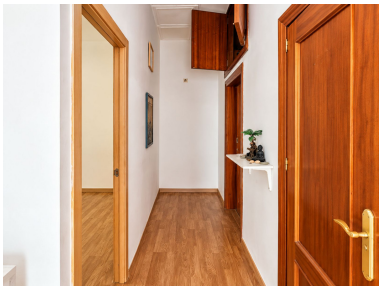












Overview:# One Space, Endless Possibilities… Make It Your Own! **BRIGHT 45 M² COMMERCIAL PREMISES WITH TERRACE – LAS LAGUNAS DE MIJAS** What if your next project started right here? Located in the lively and well-established area of **Las Lagunas de Mijas**, this bright 45 m² commercial property offers 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