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## Sales - Commercial - Riviera del Sol

## 5.200.000€











**Ref.-ID: R5419432**

**Riviera del Sol**

**Commercial**

**24**

**6**

**2252 m2**

Exclusive Commercial Building with Unique Development Potential in Mijas Costa We present an extraordinary investment opportunity in one of the most sought-after areas of the Costa del Sol. This impressive commercial building boasts a constructed area of approximately 2,252 m² on a 2,500 m² plot, located just 100 meters from the sea and surrounded by a well-established residential area with a high volume of international residents, holiday tourists, and local population year-round. The property is distributed over two spacious floors characterized by open-plan layouts, high ceilings, and excellent natural light. It also features several private terraces, including street-level outdoor areas offering maximum commercial visibility, additional spaces at the rear of the building, and a spectacular rooftop terrace with multiple development possibilities. Currently, the property requires a complete renovation, providing the opportunity to design and develop a fully customized project tailored to the needs of today's market. Thanks to its size, strategic location, and versatility, this property is ideal for a wide variety of uses: shopping center, restaurant complex, themed restaurants, bars and rooftop terraces, corporate offices, business center, coworking spaces, private clinic, sports center, leisure and entertainment facilities, educational center, or even a hotel project subject to the corresponding licenses and urban planning permits. Its prime location, close to supermarkets, restaurants, services, and high-end residential areas, guarantees excellent visibility and a constant flow of potential customers throughout the year. This is a unique property, difficult to find on the current market, combining location, size, and enormous potential for appreciation. An exceptional opportunity for investors and developers looking to create a landmark project in one of the fastest-growing areas of the Costa del Sol. An investment with virtually unlimited possibilities, where the investor's vision will make all the difference.

**Orientation**
✔ South Facing

**Condition**
✔ Renovation Required