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Sales - Commercial - Fuengirola

200.000€

Ref.-ID: R5511913 **Fuengirola** **Commercial**

77 m2

An excellent investment opportunity in the very centre of Fuengirola, on Avenida Ramón y Cajal. Three office units are available for sale, offering the potential for conversion into residential properties. A preliminary feasibility study has already been carried out, with favourable results regarding the proposed change of use. The offices are located on the mezzanine floor of a predominantly residential building and benefit from large windows that allow abundant natural light to fill the interiors, creating bright and versatile spaces. The three units can be purchased individually or together, providing flexibility for different investment strategies: Office 1: 97.50 m² | EUR 220,000 Office 2: 77.35 m² | EUR 200,000 Office 3: 77.32 m² | EUR 200,000 All three office units can also be purchased together for a total price of EUR 620,000. Thanks to their central location and conversion potential, these properties represent an attractive opportunity for buyers seeking commercial premises as well as investors interested in creating residential units for subsequent sale or rental, subject to obtaining the necessary planning permissions and approvals. Their position on one of Fuengirola's main avenues, surrounded by shops, services and everyday amenities, further enhances their investment appeal. Garage parking spaces are also available for purchase separately. A compelling opportunity to invest in an established central location, with considerable potential for redevelopment and future capital appreciation.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Condition
- ✔ Excellent

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban
- ✔ Street

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Fiber Optic

Kitchen
- ✔ Partially Fitted
- ✔ Kitchen-Lounge