

CALAHONDA

290,000 €

REFERENCE R3084835

Exceptional Commercial Investment Opportunity with Integrated Living Space in Calahonda, Southern Spain

122 m²

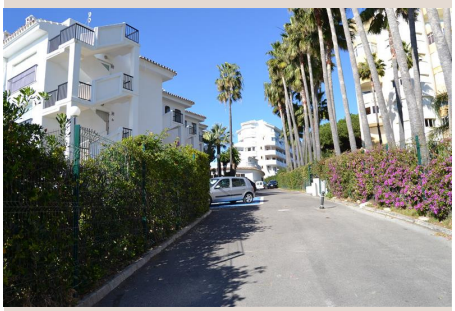
BUILT

122 m²

PLOT

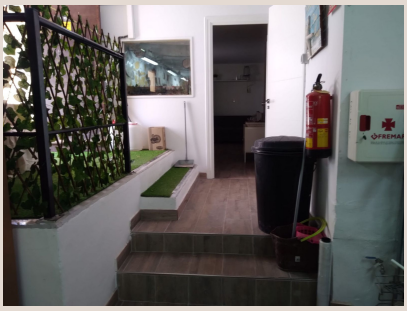







Hisense





Description

Luxury Realty proudly presents a truly unparalleled commercial property in the heart of Calahonda, an esteemed and vibrant locale on Spain's illustrious Costa del Sol. This dynamic premises offers a rare blend of prime location, versatile commercial potential, and the distinctive advantage of an integrated studio apartment, making it an outstanding prospect for discerning investors and ambitious entrepreneurs alike. Situated mere moments from the sparkling Mediterranean Sea and enjoying a privileged second-line beach position, with direct access to Calahonda's renowned boardwalk just a few hundred meters away, this property promises exceptional visibility, consistent foot traffic, and an enviable coastal lifestyle.

Prime Coastal Location: Calahonda, Costa del Sol

Nestled within the sun-drenched landscapes of Southern Spain, Calahonda epitomizes the allure of the Costa del Sol. This sought-after area is celebrated for its bustling commercial activity, thriving international community, and year-round tourist appeal, creating a robust and stable environment for any business venture. Being on the second line of the beach places this property in a highly coveted spot, benefiting from the constant flow of residents and holidaymakers drawn to the coastline and its leisure offerings. The immediate proximity to the beautifully maintained boardwalk further amplifies its appeal, making it an ideal location for businesses that thrive on pedestrian engagement and a vibrant atmosphere.

Calahonda is not merely a tourist hotspot; it's a well-established residential area with excellent infrastructure, including a diverse range of amenities such as supermarkets, restaurants, cafes, and health services. Its strategic location offers easy access to major transport links, connecting it effortlessly to Marbella, Fuengirola, and Málaga International Airport. This ensures a broad customer base and convenient logistics for any business operating from these premises. The presence of long-standing adjacent businesses, such as the established launderette, underscores the area's commercial stability and enduring appeal, indicating a community that supports local enterprise.

A Commercial Space Defined by Versatility and Established Income

The main commercial area of this property is remarkably bright and spacious, offering an inviting environment adaptable to a myriad of business concepts. Its history as a lively bar speaks to its inherent character and capacity to attract and serve a diverse clientele. Currently, the premises operates successfully as a white goods store, demonstrating its flexibility and suitability for retail, storage, or even professional office space. This current tenancy is a significant asset, as the existing tenants have expressed a keen interest in continuing their lease. This provides an immediate and stable rental income from day one, offering an attractive return on investment without the immediate need for owner-occupancy or the search for new tenants.

However, the potential for this space extends far beyond its current use. Envision it transforming into a chic boutique, a charming café or patisserie, a professional consulting office, a wellness studio, an art gallery, or even a high-end delicatessen catering to the affluent local and tourist population. Its adaptable layout and prominent location ensure that any new venture would benefit from superb exposure and an eager market. Whether the new owner wishes to continue benefiting from the secure rental income or has an exciting new business concept to launch, this commercial unit provides an unparalleled foundation for success in a competitive market.

The Distinct Advantage: Integrated Studio Apartment

Adding an extraordinary dimension to this commercial offering is the thoughtful inclusion of a compact yet perfectly functional studio apartment located within the premises. This unique feature sets the property apart from typical commercial units and opens up a wealth of possibilities. For an owner-operator, it presents the ultimate live-work solution, allowing for seamless integration of business and personal life, eliminating commute times, and offering the convenience of being constantly on-site. Alternatively, the studio apartment can serve as an additional source of rental income, either through long-term tenancy or short-term holiday lets, further enhancing the property's investment appeal and overall yield.

Beyond personal accommodation, the studio could also be utilized as private office space, a dedicated staff room, secure storage for high-value items, or a quiet retreat from the bustling commercial activity. This integrated residential component significantly increases the property's utility and value, making it a truly multi-faceted asset. It provides flexibility that few other commercial properties can offer, catering to a diverse range of operational and lifestyle needs.

A Strategic Investment for Long-Term Growth

This commercial premises in Calahonda represents a robust and intelligent investment for anyone looking to capitalize on the enduring prosperity of the Costa del Sol. Its prime second-line beach location, the established and vibrant commercial environment, the incredible versatility of the main commercial space, and the significant added value of the integrated studio apartment collectively position this property as a premier choice. The option for immediate rental income from an interested existing tenant provides a secure financial foundation, while the potential for diverse business ventures or owner-occupancy ensures future flexibility and growth.

Luxury Realty recognizes the intrinsic value of properties that combine strategic location with adaptability and integrated benefits. This Calahonda offering is not just a commercial unit; it's a gateway to a prosperous business future and a smart addition to any investment portfolio in one of Europe's most desirable coastal regions. It offers the rare confluence of a thriving locale, established revenue streams, and a unique multi-functional layout, promising sustained appeal and capital appreciation.

Do not miss this exceptional opportunity to acquire a versatile and strategically located commercial property with the added benefit of a studio apartment in the heart of Calahonda. Contact Luxury Realty today to arrange a private viewing and explore the extensive potential this remarkable investment offers.

Details

Reference	R3084835	Property Type	Commercial
Status	Sale	Price	290,000 €
Bedrooms	by request	Bathrooms	by request
Build size	122 m²	Plot Size	122 m²
Terrace	–	Parking places	by request

Features

Investment, Resale