

FUENGIROLA

229,000 €

REFERENCE R4991692

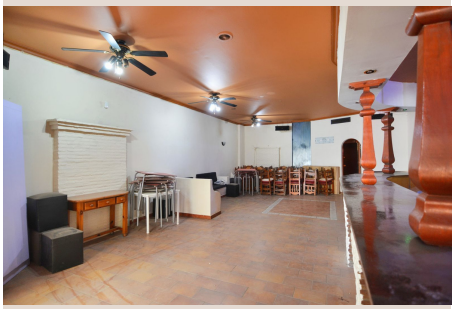
Unrivaled Investment & Lifestyle Opportunity in the Heart of Fuengirola, Southern Spain

2	90 m²	40 m²
BATHROOMS	BUILT	TERRACE











Description

Unrivaled Investment & Lifestyle Opportunity in the Heart of Fuengirola, Southern Spain

Welcome to an extraordinary offering from Luxury Realty: a truly unparalleled property nestled in the vibrant core of Fuengirola. This is not merely a commercial premises; it is a blank canvas awaiting transformation, a strategic asset positioned for exponential growth and a bespoke living space waiting to be imagined. Located on one of the most bustling and commercially vibrant thoroughfares in this highly sought-after coastal city, this property represents a rare confluence of prime location, exceptional versatility, and immense potential. It stands as a beacon for astute investors, visionary entrepreneurs, and those dreaming of crafting a bespoke urban sanctuary in the sun-drenched south of Spain.

The Allure of Fuengirola: A Premier Southern Spanish Destination

Fuengirola, a jewel on the illustrious Costa del Sol, is renowned for its expansive golden beaches, its historic Sohail Castle, and its dynamic, cosmopolitan atmosphere. Strategically positioned in the heart of Southern Spain, it boasts excellent connectivity to Malaga International Airport, the glamorous Puerto Banús in Marbella, and other quintessential Andalusian towns, making it a magnet for international tourists and discerning residents alike. The city effortlessly blends traditional Spanish charm with modern amenities, offering a vibrant nightlife, exquisite gastronomy ranging from traditional tapas to Michelin-starred dining, world-class golf courses, and an array of cultural festivals throughout the year. Life here is lived al fresco, under the generous Mediterranean sun, where every day feels like a holiday, fostering a high quality of life that attracts a global demographic.

Investing in Fuengirola means tapping into a robust and ever-growing market, ensuring sustained demand for both innovative commercial ventures and premium residential properties. The street where this unique premises resides is not just any street; it is the veritable pulse of Fuengirola's commercial heart, characterized by constant footfall and unparalleled visibility. This guarantees an immediate advantage for any enterprise seeking a prominent presence, while simultaneously offering an enviable urban lifestyle for a residential conversion, placing all conveniences and attractions within effortless reach.

A Dual-Purpose Masterpiece: Commercial Prowess Meets Residential Dream

What truly sets this property apart in a competitive market is its remarkable adaptability. Fully compliant and meeting all requirements for a change of use to residential, it offers a dual pathway to prosperity and unparalleled flexibility. For shrewd investors, this inherent versatility significantly de-risks the investment, providing multiple exit strategies and the invaluable ability to pivot with evolving market trends. Imagine the expansive potential: developing a high-end commercial establishment that capitalizes on the relentless flow of shoppers and tourists, or transforming it into a luxury urban dwelling that offers sophisticated living in the city's epicenter. This unique attribute exponentially increases its market value and broadens its appeal to a diverse range of discerning buyers who recognize the intrinsic value of such a flexible asset. In a market where truly adaptable opportunities are exceedingly rare, this premises stands out as an exceptionally intelligent acquisition.

Vision for Commercial Success

With an expansive interior surface of approximately 90 m² and a prominent street-level presence, this space is perfectly poised for a variety of high-end commercial ventures. Previously operating as a popular bar, its layout naturally lends itself to hospitality, premium retail, or professional services. Envision a chic tapas restaurant, a gourmet delicatessen, a sophisticated boutique showcasing designer goods, an exclusive art gallery, or even a modern co-working space tailored for digital nomads and entrepreneurs. The high visibility ensures constant exposure and brand recognition, while the generous dimensions allow for creative interior design, ample customer seating, or captivating display areas. The existing open-plan layout, complemented by a drinks bar, two well-maintained bathrooms, and a practical storage room, provides an excellent foundation, simplifying the path to immediate business launch. Capitalize on the constant influx of residents and international tourists – this is a location where businesses don't just survive; they truly thrive.

Envisioning Your Luxury Urban Home

Beyond its undeniable commercial viability, lies the captivating prospect of transforming this space into a magnificent residential haven. Imagine stepping into your own spacious urban loft, designed to your precise specifications, featuring soaring ceilings and an abundance of natural light that floods through large windows. The internal layout of 90 m² offers ample room to craft a bespoke, open-plan living and dining area, a stylish, fully-equipped kitchen, and comfortable, private bedrooms, perhaps even an en-suite master sanctuary. The true gem, however, is the charming 30 m² private terrace. In a bustling city centre, such an outdoor oasis is an extraordinary luxury and a highly sought-after feature. Picture alfresco dining under the stars, sunbathing in complete privacy, or cultivating a verdant urban garden – a tranquil escape from the vibrant energy just beyond your doorstep. This residential conversion promises a lifestyle of unparalleled convenience and sophistication, with all of Fuengirola's coveted amenities, including exclusive shops, gourmet restaurants, and the pristine beach, just a leisurely stroll away.

An Investment with Distinct Advantages

For the savvy investor, this property presents an exceptionally compelling case. Fuengirola's real estate market consistently demonstrates robust growth and resilience, driven by its enduring appeal as a premier holiday destination and a highly desirable place to live year-round. The inherent ability to seamlessly switch between commercial and residential use significantly enhances the property's liquidity and potential for substantial capital appreciation over time. Whether your strategy involves operating a thriving business, generating substantial rental income from a high-demand commercial lease, or developing luxury apartments for sale or long-term residential rental, the potential return on investment here is exceptionally promising. This is an asset meticulously designed for long-term value creation in one of Southern Spain’s most dynamic and economically vibrant coastal communities.

Luxury Realty is proud to present this unique opportunity, meticulously vetted for its exceptional potential and strategic value. We invite you to discover the full scope of possibilities this remarkable property offers. Contact us today to receive a comprehensive information pack, explore architectural possibilities, or to arrange a private, no-obligation viewing at your convenience. Our team of expert consultants is dedicated to assisting you every step of the way, ensuring a seamless acquisition experience tailored precisely to your aspirations. Don't miss this exclusive chance to own a piece of Fuengirola's vibrant and prosperous future.

Details

Reference	R4991692	Property Type	Commercial
Status	Sale	Price	229,000 €
Bedrooms	by request	Bathrooms	2
Build size	90 m²	Plot Size	–
Terrace	40 m²	Parking places	by request

Features

Air conditioning, Heating, Investment