

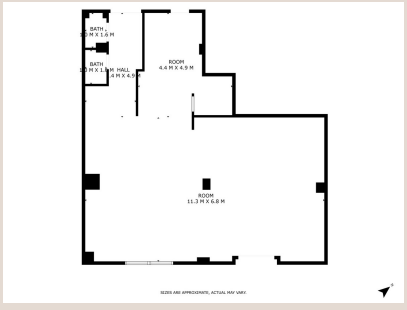
FUENGIROLA

425,000 €

REFERENCE R5070802

An Unparalleled Commercial Investment Opportunity in Fuengirola's Vibrant Heart

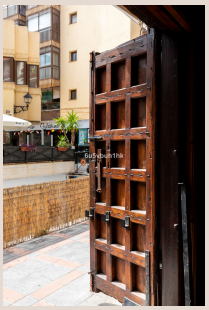
2	116 m²	38 m²
BATHROOMS	BUILT	TERRACE













Description

Nestled in the sun-drenched Costa del Sol, Fuengirola stands as a jewel of Southern Spain, a dynamic coastal town renowned for its stunning beaches, bustling promenades, and vibrant international community. It is within this exceptionally sought-after locale that Luxury Realty proudly presents a truly distinctive commercial premise for sale. This isn't merely a property; it's an invitation to establish a thriving business or secure a high-yield investment in one of the most economically buoyant regions of Andalusia.

The strategic positioning of this commercial unit is, without exaggeration, its most compelling feature. Situated at street level directly in the very heart of Fuengirola, the premise commands high visibility on a thoroughfare characterized by relentless foot traffic and constant activity. Its immediate surroundings are a testament to its prime location, placing it within arm's reach of essential infrastructure and key commercial hubs. Potential clients and customers are drawn from every direction, whether arriving by train or bus, both stations being mere moments away. The presence of numerous notary offices, established law firms, and a diverse array of shops ensures a steady flow of both local residents and a constant stream of tourists and business professionals daily.

Strategic Location & Unrivaled Visibility

Imagine a location where your business benefits from an inherent advantage due to its sheer prominence. This property offers just that. The proximity to transportation hubs like the train and bus stations means seamless access for a broad demographic, from daily commuters to international visitors. This convenience is a powerful magnet for any commercial venture. Furthermore, being surrounded by professional services such such as notary offices and legal firms ensures a captive audience during business hours, providing an ideal environment for services that cater to these professionals or their clientele, as well as general retail.

The constant foot traffic, a direct result of this superb central positioning, is invaluable. It’s not just casual strollers; it's a mix of shoppers, diners, commuters, and those attending to personal and professional errands. This diverse flow of people translates into unparalleled exposure for your brand or service, promising a high conversion rate of passers-by into potential customers. For a discerning entrepreneur, this level of visibility in a consistently busy urban centre is a goldmine, offering an immediate and significant head-start in market penetration and brand recognition.

A Canvas for Commercial Excellence: The Property Details

The interior of the premise spans a generous 116 square meters, offering ample space that can be thoughtfully designed and configured to suit a multitude of commercial requirements. This substantial internal area allows for open-plan layouts ideal for retail, or could be compartmentalized into functional zones for offices, medical clinics, or a sophisticated hospitality venue. The possibilities are truly boundless, providing a versatile foundation upon which to build your business vision.

Adding an extraordinary dimension to this offering is a large private-use terrace. This expansive outdoor space, while belonging to the community, is designated for the exclusive use of this commercial unit. Such a feature is a rare and highly sought-after commodity in a prime urban location, especially in Fuengirola's sunny climate. It presents an exceptional opportunity for hospitality businesses, allowing for delightful al fresco dining or vibrant outdoor seating areas. For other commercial uses, it could serve as a unique display area, a serene client waiting zone, or an inspiring extension of the indoor workspace, significantly enhancing the overall appeal and capacity of the property.

Versatility Unleashed: Beyond a Bar

Historically, this unit has successfully operated as a bar, a testament to its inherent suitability for the hospitality sector. However, its fundamental structure and prime location render it exceptionally versatile, capable of adapting to a vast array of commercial uses. Imagine it transformed into a chic boutique, a bustling café, an upscale restaurant, a modern co-working space, a professional medical or dental clinic, a high-end retail showroom, or even a contemporary art gallery. The expansive interior and invaluable terrace provide the flexibility to craft a bespoke environment tailored precisely to your entrepreneurial aspirations,

tapping into the diverse demands of Fuengirola's thriving market.

The Renovation Advantage: Crafting Your Vision

While the property requires renovation, this is not a drawback but rather an extraordinary advantage. It offers a blank canvas, empowering the new owner to infuse their unique vision and brand identity into every corner of the space. This is a rare opportunity to avoid inheriting outdated designs or layouts, instead allowing for the creation of a bespoke commercial environment that is perfectly aligned with modern aesthetics, functional requirements, and brand ethos. A thoughtful renovation can not only maximize operational efficiency and customer experience but also significantly enhance the property’s market value and rental yield, ensuring a robust return on investment.

Added Value: Parking & Storage Solutions

Further enhancing the exceptional value proposition of this property are two highly desirable inclusions: a private underground parking space and a dedicated storage room. In a bustling urban centre like Fuengirola, private parking is a significant luxury, offering unparalleled convenience for owners, staff, and potentially even select clients. It alleviates the common stress of finding parking and adds a layer of exclusivity. The additional storage room provides crucial space for inventory, equipment, or archives, ensuring a clutter-free and organized main commercial area. These amenities are not merely conveniences; they are substantial value-adds, contributing significantly to the property's attractiveness whether for owner-occupation or as a high-value rental asset.

Fuengirola: A Premier Southern Spanish Destination

Fuengirola's appeal extends far beyond its immediate commercial opportunities. As a leading destination on the Costa del Sol, it boasts a superb year-round climate, attracting millions of tourists annually and fostering a vibrant expat community. Its superb infrastructure includes a modern hospital, excellent schools, a wide range of leisure activities, and a rich cultural scene. This robust ecosystem ensures a consistent demand for high-quality commercial services and retail, guaranteeing a continuous stream of potential customers and a stable environment for business growth. Investing here means embedding your enterprise within a community that thrives on tourism, international residents, and a high quality of life.

Investment Potential: A Gateway to Prosperity

This property represents an extraordinary investment opportunity for the discerning individual or firm. Fuengirola’s real estate market, particularly in prime commercial areas, demonstrates strong capital appreciation and consistent rental demand. The opportunity to acquire a well-located premises with the added benefits of a private terrace, parking, and storage, and the flexibility for extensive customization, is truly unique. Whether you envision establishing your own flagship business in a strategic location or acquiring a high-yield asset for long-term rental income, this commercial unit in Fuengirola’s most dynamic area promises significant returns and enduring value. It is more than just a purchase; it is a gateway to sustained prosperity in the heart of Southern Spain.

Details

Reference	R5070802	Property Type	Commercial
Status	Sale	Price	425,000 €
Bedrooms	by request	Bathrooms	2
Build size	116 m²	Plot Size	–

Terrace	38 m²	Parking places	by request

Features

Lift, Parking, Investment