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LOS BOLICHES

499,000 €

REFERENCE R5073229

# Exclusive Frontline Beach Commercial Opportunity in Los Boliches, Fuengirola – Southern Spain

2

BATHROOMS

129 m²

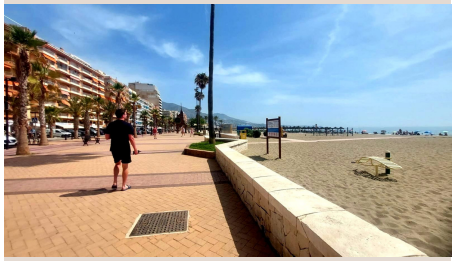
BUILT

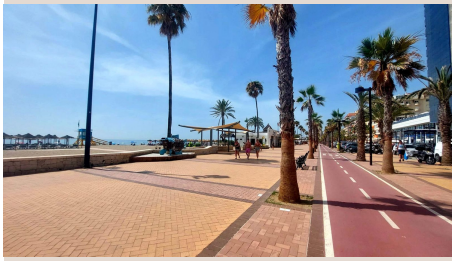












# Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a prestigious frontline commercial property situated in one of the most coveted locales on Spain’s radiant Costa del Sol. This remarkable offering in Los Boliches, Fuengirola, represents not merely a property, but a strategic investment into a vibrant, high-traffic commercial future. Motivated sellers invite discerning buyers to submit all offers, making this a rare moment to secure a truly prime asset before it is gone.

Imagine owning a piece of the bustling Mediterranean promenade, a space where every day brings a new stream of potential clientele. This unique commercial premises, distributed over two expansive floors, is strategically positioned in the heart of Los Boliches. Its coveted location between the renowned Yaramar and Ilunion hotels places it directly on one of the busiest and most desirable stretches of the Fuengirola seafront. For any business aspiring to maximum visibility and constant engagement, this setting is simply irreplaceable. Southern Spain's allure as a tourist hotspot, combined with Fuengirola's consistent growth, underscores the intrinsic value of this extraordinary location.

## An Unrivaled Location with Strategic Advantages

The geographical advantage of this property is truly exceptional. Los Boliches, a charming and lively district within Fuengirola, is celebrated for its beautiful beaches, vibrant promenade, and a perfect blend of traditional Spanish charm with modern amenities. It’s a magnet for both international tourists and local residents, ensuring a year-round flow of activity. This particular premise benefits from direct, unobstructed access to the celebrated promenade, offering breathtaking sea views that captivate passersby and potential patrons alike. The constant pedestrian traffic along this stretch guarantees an audience for any venture, from high-end retail to a bespoke culinary establishment.

Beyond its dazzling beachfront appeal, the property boasts a rarely found strategic advantage: dual access. Entry is seamlessly provided directly from the bustling promenade, inviting an endless stream of foot traffic. Simultaneously, a second access point is available from the tranquil street behind, enhancing operational flexibility and offering an alternative entry for staff, deliveries, or clientele seeking more discretion. This rear access further includes an invaluable enclosed private garage, a premium amenity in such a sought-after urban beach setting. Moreover, the surrounding area provides ample street parking, a significant convenience that further boosts accessibility for customers, differentiating this property from many others in the vicinity.

## A Canvas for Visionary Business Ventures

Spanning an impressive built size of 129 m², this property offers substantial usable space, effectively doubling its footprint across its two well-proportioned floors. This generous area provides a versatile canvas, ideal for an array of commercial uses. Envision a chic, upscale restaurant or café capitalising on the sea views and promenade buzz, a luxury boutique catering to discerning tourists, or a premium service-based business requiring prominent visibility. The existing layout, though requiring restoration, presents a blank slate for an astute investor or entrepreneur to craft a bespoke environment perfectly tailored to their brand and vision.

The ‘Restoration Required’ condition should not be viewed as a hindrance, but rather as an exciting opportunity. It empowers the new owner to undertake a complete refurbishment, integrating modern design aesthetics, state-of-the-art facilities, and energy-efficient solutions. This allows for the creation of a truly contemporary and unique commercial space, designed from the ground up to maximise operational efficiency, customer experience, and ultimately, profitability. The ability to customize every detail ensures the final product will stand out in the competitive market of Los Boliches, reflecting the highest standards of quality and innovation.

## Investment Par Excellence in Fuengirola

Investing in a frontline commercial property in Los Boliches, Fuengirola, represents a strategic move with considerable potential for appreciation and robust returns. The scarcity of such prime beachfront commercial spaces in Southern Spain, coupled with the consistent demand from a thriving tourist industry and a growing local population, underpins its long-term investment viability. This property is poised to deliver strong rental yields and significant capital growth, making it a compelling acquisition for both seasoned investors and ambitious business owners looking to establish a dominant presence in a premium location.

Luxury Realty understands the nuances of the Costa del Sol market and recognises the exceptional value inherent in this offering. This is more than just a purchase; it's an investment in a lifestyle, a legacy, and a future of unparalleled commercial success. With motivated sellers eager to consider all serious proposals, the window for this rare opportunity is finite. We invite you to contact us without delay to explore how this remarkable property can become the cornerstone of your next successful venture in Los Boliches, Fuengirola.

### Property Specifications at a Glance

This distinguished commercial premises, located in the vibrant heart of Los Boliches, Fuengirola, offers a built size of 129 m², with its two-floor distribution effectively doubling the usable area. It is perfectly situated in a beachfront, town, and bustling commercial area, ensuring it is always close to essential shops and amenities. Its optimal south orientation guarantees abundant natural light throughout the day, complementing the magnificent, unobstructed sea views that define its appeal. Currently requiring restoration, the property offers an exciting opportunity for complete refurbishment, allowing for a personalized design tailored to specific business needs. The property is offered unfurnished, providing a blank canvas for interior customisation. Parking provisions are excellent, featuring a private enclosed garage, ample street parking, and additional private parking options. Classified as both an investment and a resale property, it represents a superb acquisition for those seeking a high-value asset in a premier Southern Spanish location.

## Details

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|---|---|---|---|
| Reference | R5073229 | Property Type | Commercial |
| Status | Sale | Price | 499,000 € |
| Bedrooms | by request | Bathrooms | 2 |
| Build size | 129 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Beachfront, Sea views, Parking, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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