

CALAHONDA

175,000 €

REFERENCE R5221144

# Exclusive Commercial Investment Portfolio in Calahonda, Southern Spain

1

BATHROOMS

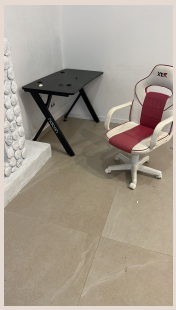
70 m²

BUILT













# Exclusive Commercial Investment Portfolio in Calahonda, Southern Spain

Luxury Realty is honored to present a truly exceptional and multifaceted commercial investment opportunity located within the esteemed Centro Comercial El Zoco, Calahonda, Mijas Costa. This offering is meticulously structured to cater to discerning investors, providing two distinct yet synergistic pathways to acquire a prime income-generating asset in one of Southern Spain's most vibrant commercial hubs. We strongly encourage a thorough review of this comprehensive description to fully appreciate the remarkable potential encapsulated within these properties.

Calahonda, nestled on the sun-drenched coastline of Mijas Costa in Southern Spain, is a highly sought-after destination renowned for its dynamic commercial activity and robust tourist influx. This prime locale on the Costa del Sol boasts a strategic position, attracting a diverse demographic of both affluent residents and international visitors year-round. Centro Comercial El Zoco stands as a testament to this vibrancy, a bustling and established commercial center that hosts an array of restaurants, sophisticated cafés, retail shops, and essential daily services. Its proven track record of consistent foot traffic and excellent accessibility positions any business within its confines for success, making it an ideal location for a stable, long-term commercial investment.

## The Core Investment: A Unified & Renovated Commercial Gem

The cornerstone of this exclusive offering comprises two independent commercial units, each possessing its own cadastral reference, that have been skillfully merged into one expansive and highly functional commercial premises. Spanning approximately 80 m² of prime commercial space, this property underwent a comprehensive and high-standard renovation in 2024. This recent refurbishment ensures a modern, attractive aesthetic and absolute operational readiness, signifying that the property is perfectly poised for immediate long-term use without the need for additional capital investment from the new owner.

Beyond its impeccable interior, this property boasts several unparalleled features that significantly enhance its value proposition. Foremost among these is the exclusive use of a generous communal terrace situated directly in front of the premises. This coveted outdoor space not only provides exceptional visibility for the occupying business but also offers substantial additional commercial potential, ideal for outdoor seating, display areas, or promotional activities. Furthermore, the premises benefit from two independent entrances, a design feature that affords remarkable flexibility for future use or even the potential for seamless separation back into two distinct units should market dynamics or strategic objectives dictate.

### Current Rental Profile: Stability & Immediate Returns

This primary investment property is currently operating as a thriving retail business and is secured by a robust 5-year lease contract with a stable tenant. This agreement generates a consistent and attractive income of **€1,250 per month + VAT**. Based on the asking price, this translates into an approximate gross yield of **7.5%**, offering immediate and reliable returns for the astute investor.

- Two commercial units with separate cadastral references.
- Physically merged into one spacious premises, approx. 80 m².
- Fully renovated to a high standard in 2024.
- Two independent entrances offering flexible usage.
- Exclusive use of a communal terrace, enhancing visibility and commercial space.
- Established tenant in place with a secure 5-year contract.
- Current Rental Income: **€1,250/month + VAT.**

**Price for Core Investment: €199,000**

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## Expand Your Portfolio: The Adjacent Third Unit Opportunity

For investors seeking to further amplify their returns and expand their commercial footprint in this desirable location, an exceptional opportunity exists to acquire a third commercial unit. This property is strategically located directly adjacent to the main merged premises and belongs to the same discerning owner.

This additional unit encompasses approximately 40 m² and has also been fully renovated to a contemporary standard. It is currently rented to a flourishing beauty salon, ensuring immediate and consistent rental income. This synergistic offering allows for a consolidated management approach and presents an ideal chance to create a more substantial commercial real estate portfolio.

- Single commercial unit, approx. 40 m².
- Fully renovated and ready for use.
- Currently leased to a stable beauty salon.
- Current Rental Income: **€550/month + VAT.**

**Price for Third Unit: €75,000**

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# The Ultimate Investment Package: Unlocking Maximum Value & Returns

For the truly discerning investor, Luxury Realty proudly presents the opportunity to acquire all three commercial units as a consolidated investment package. This strategic acquisition not only streamlines portfolio management but also comes with a significant financial advantage. Instead of the combined individual price of €274,000, the owner is offering this comprehensive package for an exclusive price of just **€250,000**. This represents a substantial saving and an immediate enhancement to your investment's value.

## Combined Rental Income & Exceptional Yield

Investing in the full package unlocks a truly compelling income stream. The combined rental income from all three properties amounts to a robust **€1,800 per month + VAT**, translating to an impressive annual gross income of **€21,600**. This integrated approach elevates the estimated gross yield to an outstanding **8.6%**, making this a profoundly attractive proposition for investors seeking high returns from stable commercial assets.

- **Established Commercial Centre:** Benefit from a prime location in a consistently active and popular commercial hub in Southern Spain.
- **Stable Tenants Already in Place:** Enjoy immediate, hassle-free rental income from reliable, long-term tenants.
- **Immediate Rental Income:** Begin generating cash flow from day one with properties that are already leased.
- **Fully Renovated Properties:** Minimize future capital expenditure with modern, attractive, and well-maintained units.
- **Excellent Parking & Accessibility:** Attract and retain tenants with superb infrastructure, including ample parking and easy access for clients.
- **Strong Return on Investment (ROI):** Leverage a compelling gross yield of up to 8.6%, ensuring a solid financial performance.

This represents a rare and strategic acquisition opportunity to secure multiple income-producing commercial properties within one of Calahonda's most established and sought-after commercial locations. For the discerning investor prioritizing stability, immediate returns, and long-term value appreciation in the thriving Southern Spanish

market, this portfolio is an unmissable prospect.

## Details

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|---|---|---|---|
| Reference | R5221144 | Property Type | Commercial |
| Status | Sale | Price | 175,000 € |
| Bedrooms | by request | Bathrooms | 1 |
| Build size | 70 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Sea views