

CALAHONDA

249,000 €

REFERENCE R5227435

Exclusive Ground-Floor Opportunity: Commercial & Residential Potential in Calahonda, Southern Spain

2

BATHROOMS

94 m²

BUILT









Description

Exclusive Ground-Floor Opportunity: Commercial & Residential Potential in Calahonda, Southern Spain

Luxury Realty is proud to present an exceptional investment opportunity, a distinguished ground-floor premise located in the vibrant and sought-after area of Calahonda, nestled on the sun-drenched Costa del Sol in Southern Spain. This prime property offers a rare blend of commercial viability and unique residential conversion potential, making it an incredibly versatile asset for the discerning investor or homeowner.

Strategically positioned on the first line of the A7 national highway, this property benefits from unparalleled visibility and seamless access, ensuring a constant flow of potential clientele or residents. The A7, a critical artery connecting the entire Costa del Sol, guarantees maximum exposure for any business venture, while its ease of accessibility enhances the desirability for a future residential conversion, offering convenience that is often hard to find. This strategic locale places it within immediate reach of major towns like Marbella and Fuengirola, with Malaga International Airport just a short drive away, cementing its status as a highly connected and advantageous address.

Calahonda itself is a jewel on the Costa del Sol, renowned for its cosmopolitan atmosphere, stunning beaches, and an array of amenities that cater to both tourists and a thriving expatriate community. From championship golf courses and exquisite dining experiences to lively entertainment and pristine natural parks, Calahonda offers an enviable lifestyle. The area’s robust tourism sector ensures a constant demand for commercial services, while its residential appeal, driven by the glorious Mediterranean climate and picturesque surroundings, provides a strong foundation for property value appreciation. Owning a piece of Calahonda is not just an investment in real estate; it's an investment in a lifestyle of unparalleled quality and perpetual sunshine.

This particular premise, a part of the prestigious MANSION ALHAMAR complex, is currently configured as a commercial space. Its ground-floor status provides a distinct advantage for businesses requiring high visibility and direct street access, such as a boutique, an office, a sophisticated salon, a specialist consultancy, or even a chic cafe. The immediate accessibility from the highway translates into effortless client reach, making it an ideal canvas for entrepreneurs looking to establish or expand their presence in a bustling and economically active region. The MANSION ALHAMAR complex itself is a testament to quality, offering a well-maintained environment that reflects positively on any business operating within its bounds, elevating its perceived value and prestige.

What truly sets this offering apart is its remarkable potential for conversion into a luxurious ground-floor apartment. Imagine crafting a bespoke living space, tailored precisely to your tastes, with the unique advantage of direct access and the integrated amenities of a prestigious complex. This conversion opportunity allows for the creation of a spacious, open-plan residence, potentially featuring a private outdoor area, seamlessly blending indoor comfort with the exquisite Mediterranean environment. Such a transformation would yield a distinctive home, ideal for those seeking convenience, privacy, and a connection to nature, all within a secure and amenity-rich setting. The ability to reimagine a commercial footprint into a residential haven presents a rare chance to design a dream home with significant square footage and unique architectural possibilities.

The MANSION ALHAMAR complex further enhances the appeal of this property by providing an array of meticulously maintained communal facilities. Residents and potential future residents will benefit from ample, secure parking, offering peace of mind and convenience in a busy area. The lush, verdant gardens provide tranquil retreats, perfect for relaxation and enjoying the year-round sunshine, fostering a sense of community and well-being. Furthermore, the jewel in the crown of the complex amenities is its sparkling, resort-style swimming pool – an inviting oasis for cooling off during warm summer days or simply unwinding by the water's edge. These shared amenities not only elevate the living experience but also significantly contribute to the property's overall desirability and long-term value, whether as a commercial entity benefiting from a well-kept environment or as a residential unit within a sought-after community.

This exceptional ground-floor premise in Calahonda represents a truly unique proposition for investors and lifestyle seekers alike. Its dual potential – as a high-visibility commercial space or a custom-designed residential apartment – coupled with its prime location on the A7 highway and within the amenity-rich MANSION ALHAMAR complex, makes it an unparalleled opportunity on the Costa del Sol. Luxury Realty invites you to explore the boundless possibilities this distinguished property offers, promising not just a piece of real estate, but a stake in the coveted Southern Spanish lifestyle and a sound investment for the future.

Details

Reference	R5227435	Property Type	Commercial
Status	Sale	Price	249,000 €
Bedrooms	by request	Bathrooms	2
Build size	94 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Parking