

## 4 Schlafzimmer Stadthaus zu verkaufen in Alhaurin el Grande, Málaga

**375.000€**



Commercial Premises with 3-Bedroom Apartment in Alhaurín el Grande – Investment Opportunity possibility to convert to apartments or large house.  
convert ground floor to a garage/ storeroom or retail unit with large apartment on 1st floor

Overview Discover a versatile commercial investment in the heart of Alhaurín el Grande, Málaga—a property offering income potential from both ground-floor bar / retail space and a residential apartment above .

Key Features & Layout Location: Central Alhaurín el Grande, ideal for local clientele and easy accessibility

Total Built Area: Approximately 312 m<sup>2</sup>, inclusive of 50 m<sup>2</sup> terrace space

Ground Floor: Previously operated as a British-style bar/cafeteria, currently vacant and ready for reopening or conversion.

Historically delivered strong returns

Upper Floors: A 3-bedroom apartment (formerly 4-bedroom) with flexible layout—landing/dining reception, large living room, kitchen, a family bathroom, and terrace access.

A third level accessible via stairs includes storage and a rooftop sun terrace, with potential for expansion (subject to local planning approval)

























Investment Highlights Dual-use property: Offers both commercial and residential leasing opportunities, maximizing rental yield.

Strong rental appeal:

The apartment's configuration and central location make it easily rentable to families or professionals.

Development upside:

The third level's rooftop terrace may be transformable into additional living or leisure space (pending permissions)

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|---|---|--|
|  4 Schlafzimmer                     |  3 Badezimmer                    |  312m <sup>2</sup> Baugröße       |
|  Setting - Town                     |  Setting - Close To Shops        |  Setting - Close To Schools       |
|  Condition - Good                   |  Condition - Renovation Required |  Condition - Restoration Required |
|  Climate Control - Air Conditioning |  Climate Control - Fireplace     |  Views - Mountain                 |
|  Views - Urban                      |  Features - Covered Terrace      |  Features - Near Transport        |
|  Features - Private Terrace         |  Features - WiFi                 |  Features - Storage Room          |
|  Features - Utility Room            |  Features - Bar                  |  Features - Barbeque              |
|  Furniture - Not Furnished          |  Kitchen - Partially Fitted      |  Security - Entry Phone           |