

## Commercial Property for sale in Fuengirola, Málaga

1,180,000€



This charming premises for sale is located in a privileged location: the picturesque Paseo Marítimo of Fuengirola. With panoramic sea views and a location that attracts tourists and locals alike, this commercial space offers an exceptional opportunity for investors and entrepreneurs wishing to establish themselves in one of the most coveted areas of the Costa del Sol.

### Local Features:

**Unbeatable Location:** Located in the heart of the promenade, this location enjoys high visibility and foot traffic throughout the year.

**Success Story:** This location has currently been rented for many years, demonstrating its attractiveness and ability to attract thriving businesses, offering immediate profitability.

**Sea Views:** On the beachfront, the unbeatable location means that this place is in constant revaluation.

**Spacious and Versatile:** With two floors and more than 400 m2 in total, it offers enough space for any type of business, gallery or activity.

**Tourist Area:** Being located in a tourist area, the premises benefit from a constant flow of tourists during the high season, which increases the income potential for any business that establishes itself here.

### Strategic Investment:

This location for sale represents a strategic investment for both those seeking to expand their businesses and investors wishing to capitalize on the region's thriving tourism industry. The unrivaled location, combined with the stability of a long-term lease, makes this property a unique opportunity in the Fuengirola real estate market.

Just 200 meters from the port of Fuengirola, its remodeling is expected to begin at the end of 2022, in which the

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|-----------------|------------------|------------------------------|
| 0 bedrooms      | 2 bathrooms      | 400m <sup>2</sup> Build size |
| renovated       | close to town    | close to the sea             |
| close to shops  | close to port    | first line beach             |
| commercial area | air conditioning | covered terrace              |
| unfurnished     | close to schools | disabled access              |
| sea views       | store room       | traditional village          |
| basement        |                  |                              |