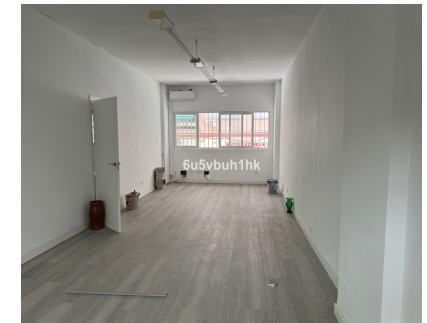


**Sales - Commercial - Fuengirola**  
**250.000€**



**Ref.-ID: MIBGR5374453**

**Fuengirola**

**Commercial**



**2**



**72 m2**

For sale: commercial premises with approved change of use to residential, located right by Fuengirola's Marina and just a few steps from the central bus station. This is an ideal opportunity for investors or anyone looking to create a modern home in one of the town's most sought-after areas. The property offers 72 sqm built, three large windows facing the avenue, over 6 metres of street frontage, and an open layout that makes it easy to design any residential concept. The key advantage here is that all administrative procedures are completed: the change of use has already been approved, and the property is delivered with the full project and plans. You can begin renovation immediately, with no delays or bureaucratic risks. The location is unbeatable: high rental demand, all services within walking distance, close to the beach, the bus station and the lively Marina area. Perfect to convert into a loft, contemporary apartment or rental investment. Key features: Approved change of use to residential 72 sqm built / 70 sqm usable Three large street-facing windows Over 6 m façade Air conditioning Excellent potential as a home or investment A standout opportunity for anyone seeking a quick, secure project in a prime location. Contact us for details and viewings.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town

**Furniture**

- ✓ Not Furnished

**Orientation**

- ✓ West

**Kitchen**

- ✓ Not Fitted

**Condition**

- ✓ Restoration Required

**Security**

- ✓ Gated Complex

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Urban

**Features**

- ✓ Lift
- ✓ Near Transport
- ✓ Near Church