

## Sales - Commercial - Fuengirola

### 250.000€



Ref.-ID: MIBGR5441176

Fuengirola

Commercial



145 m2

COMMERCIAL PREMISES WITH DRIVEWAY LICENSE AND CONVERSION POTENTIAL IN CALLE VIZCAYA, FUENGIROLA Price: €250,000 We present this unique commercial premises located in Calle Vizcaya, right in the heart of Fuengirola. A prime opportunity for investors and developers thanks to its impressive 4.40-meter high ceilings and exceptional transformation possibilities, with the viability to request a change of use into two independent residential properties. FEATURES Surface area: 145 m<sup>2</sup> Clear height: 4.40 meters, ideal for a mezzanine floor or multi-level layouts. Driveway license (Vado) granted. Potential to request a change of use into two residential homes. LOCATION Calle Vizcaya, Fuengirola. A central and well-connected area, offering easy access to all services, shops, and public transport options in Fuengirola. Legal Note: In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11th, the client is informed that notary fees, registry fees, ITP (Property Transfer Tax), and other expenses inherent to the purchase are not included in the price. AGENCY FEES ARE INCLUDED IN THE PRICE.

#### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools

#### Condition

- ✓ Renovation Required
- ✓ Restoration Required

#### Features

- ✓ Near Transport