Sales - Commercial - Arroyo de la Miel

245.000€







Ref.-ID: MIBGR5476939 **Arroyo de la Miel** **Commercial**

Community: 720 EUR / year **1** **1** **110 m2**

110 m² OFFICE WITH GARAGE AND POSSIBILITY OF CONVERSION TO RESIDENTIAL USE IN ARROYO DE LA MIEL – BENALMÁDENA Excellent opportunity in Arroyo de la Miel, Benalmádena. This 110 m² office is located on the first floor of a residential building with an elevator, in a well-established area surrounded by all kinds of amenities. The property comprises two spacious rooms, a hall, a restroom adapted for people with reduced mobility, and a terrace of approximately 4 m² overlooking the street. It is in very good condition and ready for immediate occupancy. It features hot/cold air conditioning, an intercom system, a security door, a suspended ceiling, and large windows that provide excellent natural light. The price includes a parking space in a covered garage located in the basement of the same building, with easy access and maneuverability. POSSIBILITY OF CONVERSION TO RESIDENTIAL USE The property also offers the possibility of studying and processing a change of use from office to residential, a particularly attractive option for buyers and investors. The feasibility of the change of use will be subject to compliance with current urban planning and technical regulations and obtaining the corresponding licenses and administrative authorizations. LOCATION AND TRANSPORTATION Excellent location in Arroyo de la Miel, approximately 500 meters from the Benalmádena-Arroyo de la Miel train station and about 180 meters from the RV Benalmádena Clinic. In the immediate vicinity, you will find shops, restaurants, banks, and all kinds of services. It also has good road and public transport connections, with commuter trains, buses, and a taxi rank just a few minutes' walk away. A property with multiple possibilities, ideal for a professional office, consulting room, business office, investment, or for exploring its potential conversion into a residence. MAIN FEATURES * 110 m² built area * First floor, exterior unit * Elevator * Two rooms * Terrace of approximately 4 m² * Accessible toilet * Parking space included * Hot/cold air conditioning * Large windows * West-facing * Good condition In compliance with the information obligations established in Law 10/2025, please note that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below: - Property Transfer Tax (ITP): the tax rate in force in Andalusia (generally 7%) will be applied, without prejudice to reduced rates applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is levied on the cadastral reference value or the sale price, whichever is higher. - Notary Fees: notary fees will be calculated according to the official fee schedule regulated in Annex I of Royal Decree 1426/1989. - Land Registry Fees: Registration in the Land Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989. - Management fees: If necessary, the fees for administrative processing amount to approximately □500 (VAT included). - Agency fees: Included in the sale price.

Setting
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Marble Flooring
- ✔ Courtesy Bus

Furniture
- ✔ Not Furnished

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity

Category
- ✔ Resale