

**Sales - Commercial - Calahonda**  
**449.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5036314**

**Calahonda**

**Commercial**



**600 m2**

Exceptional 600m<sup>2</sup> Commercial Premises in Prime Lower Calahonda Location An outstanding opportunity to acquire a vast commercial space in one of Lower Calahonda’s most strategic and sought-after locations. Boasting approximately 600m<sup>2</sup> of built area and an impressive 40m+ of street-facing facade, this property enjoys maximum visibility and foot traffic, nestled beneath a well-known residential building and within walking distance to all major amenities. Just three minutes from popular shopping centers and offering ample public parking nearby, this location ensures convenience for both clients and staff. Currently divided into a restaurant area, a reception zone, and generous storage facilities, the layout provides flexibility for a wide range of business types. Whether you’re looking to reconfigure into multiple units, expand an existing operation, or create a brand-new concept, this space can adapt to meet a variety of commercial needs. Key Features: Approx. 600m<sup>2</sup> built Over 40m of street frontage Prime location in Lower Calahonda Existing restaurant, reception, and storage setup High footfall area under a popular residential block Walking distance to amenities and public transport Just minutes from major shopping centers Easy access and ample parking A rare opportunity to invest in a substantial, versatile commercial unit in a thriving area of the Costa del Sol. Ideal for investors, developers, or business owners looking to make their mark.

| Setting                                                                                                                                            | Orientation                  | Condition                   | Views                                   | Utilities                                     | Category                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|-----------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <div><div>✓</div>Close To Shops</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Town</div> <div><div>✓</div>Urbanisation</div> | <div><div>✓</div>South</div> | <div><div>✓</div>Good</div> | <div><div><div>✓</div></div>Urban</div> | <div><div><div>✓</div></div>Electricity</div> | <div><div><div>✓</div></div>Bargain</div> <div><div><div>✓</div></div>Cheap</div> <div><div><div>✓</div></div>Investment</div> |