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Sales - Commercial - Fuengirola

2.680.000€

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











Ref.-ID: MIBGR5292856 **Fuengirola** **Commercial**

2 **1520 m2**

Unique opportunity in the heart of Mijas – Industrial warehouse with residential unit and development potential For sale: an exceptional industrial warehouse of 1,300 m² located right on Avenida de Mijas, one of the most sought-after and promising areas of the Costa del Sol. Surrounded by all kinds of shops and established warehouses, this location is ideal for any type of investment or business activity. The property also includes, on the upper floor, a spacious 220 m² apartment, distributed into 5 bedrooms, 2 bathrooms, living room and kitchen, as well as an impressive 220 m² solarium terrace, perfect for private use or even as additional workspace. Currently, the warehouse hosts a solid, well-established business with an excellent reputation. There is also the option to purchase the business together with the property (conditions to be consulted). The advertised price refers exclusively to the sale of the property without the business. Major added value for investors: the plot allows for demolition of the current warehouse and construction of a brand-new building of up to 4 floors, with the possibility of creating multiple residential or commercial units for future sale or rental. This is a unique and unrepeatable opportunity, as there is no available land with such characteristics in this area. Its strategic location makes it a high-potential asset: surrounded by all services (schools, supermarkets, shops, restaurants...), only 2 minutes from the motorway, with excellent connections to Málaga, Marbella, the airport and the entire Costa del Sol. A secure investment in a privileged location. For more information or to arrange a visit, please do not hesitate to contact us.

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

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Street Views

Features
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Security
- ✔ Gated Complex
- ✔ Entry Phone

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

Category
- ✔ Investment