

## Sales - Commercial - Benalmadena

**5.000.000€**

**Benalmadena**

**Commercial**

 **3000 m2**

 **5000 m2**

Exceptional Investment Opportunity - Multi-Use Development in Benalmádena A rare chance to acquire a landmark commercial building of approx. 3,000 m<sup>2</sup> on a 5,000 m<sup>2</sup> plot in a prime, elevated position in Benalmádena, just minutes from the beach and adjacent to one of the area's leading international schools. The three-level structure, with rooftop potential, is approx. 70% complete and offers a versatile layout suitable for: Fitness and wellness facilities Fine dining and restaurant concepts Spa and treatment areas Event or function spaces Education or community partnerships Highlights include: Indoor swimming pool (largest private facility in the region) Rooftop restaurant/terrace with panoramic sea views Dedicated areas for gym, spa, studios, or alternative use Newly approved four-storey parking for 185 cars Walking distance to the beach and surrounded by a strong residential catchment Estimated total project cost, including full completion and parking, is 15M. The acquisition is via share transfer, ensuring tax-efficient purchase. A prime opportunity for investors seeking a flexible, income-generating asset in one of the Costa del Sol's most dynamic locations.

**Setting**

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Marina

**Orientation**

- ✓ South

**Condition**

- ✓ Renovation Required
- ✓ New Construction

**Pool**

- ✓ Private

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Pool

**Parking**

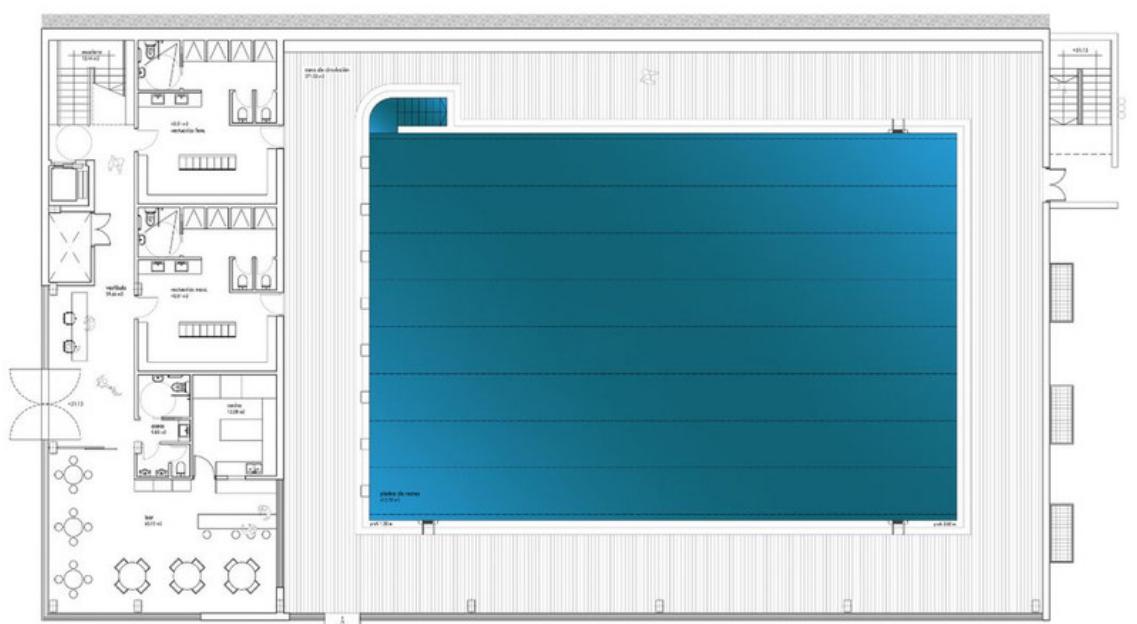
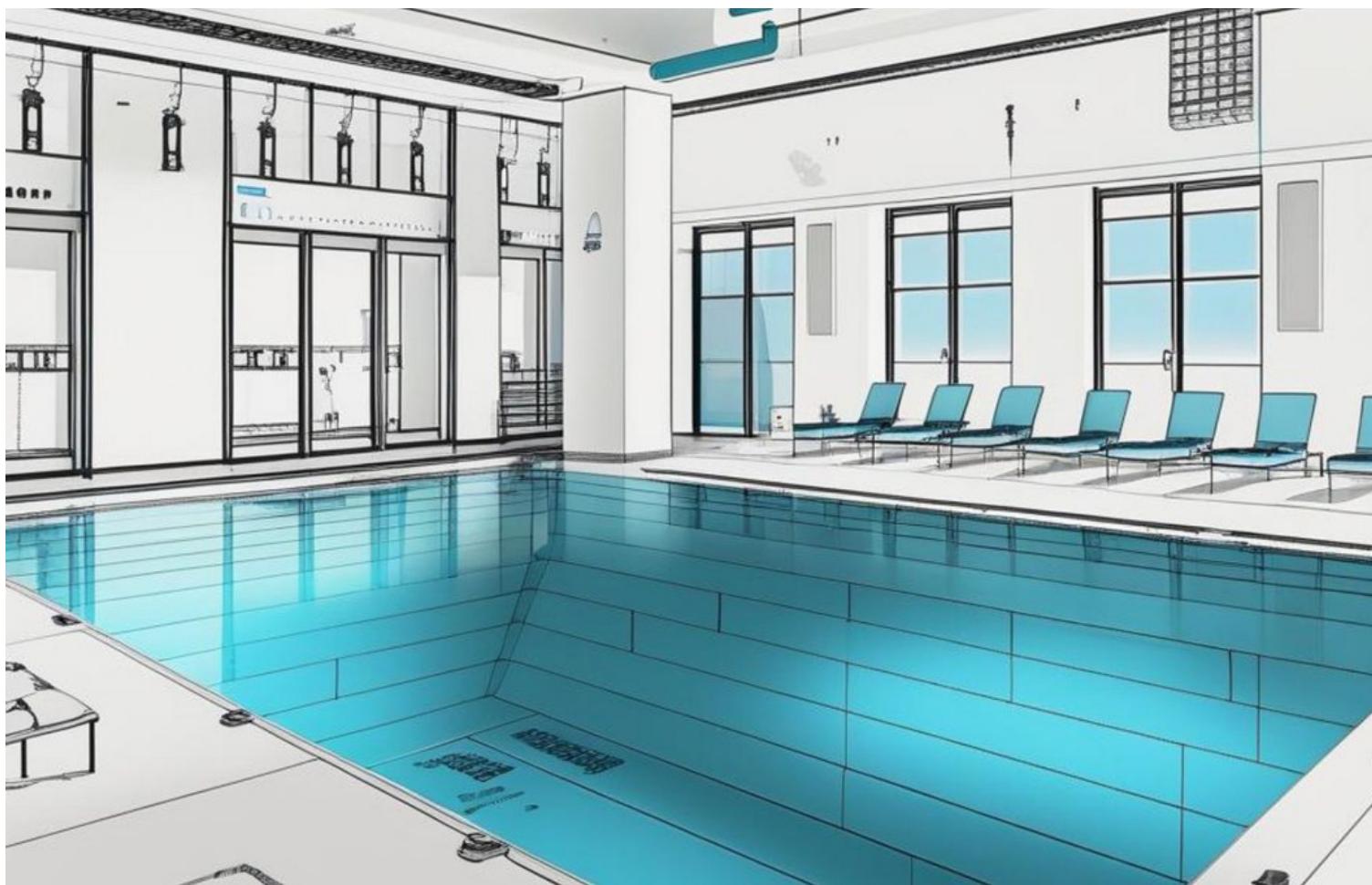
- ✓ Private

**Category**

- ✓ Investment
- ✓ Resale
- ✓ With Planning Permission

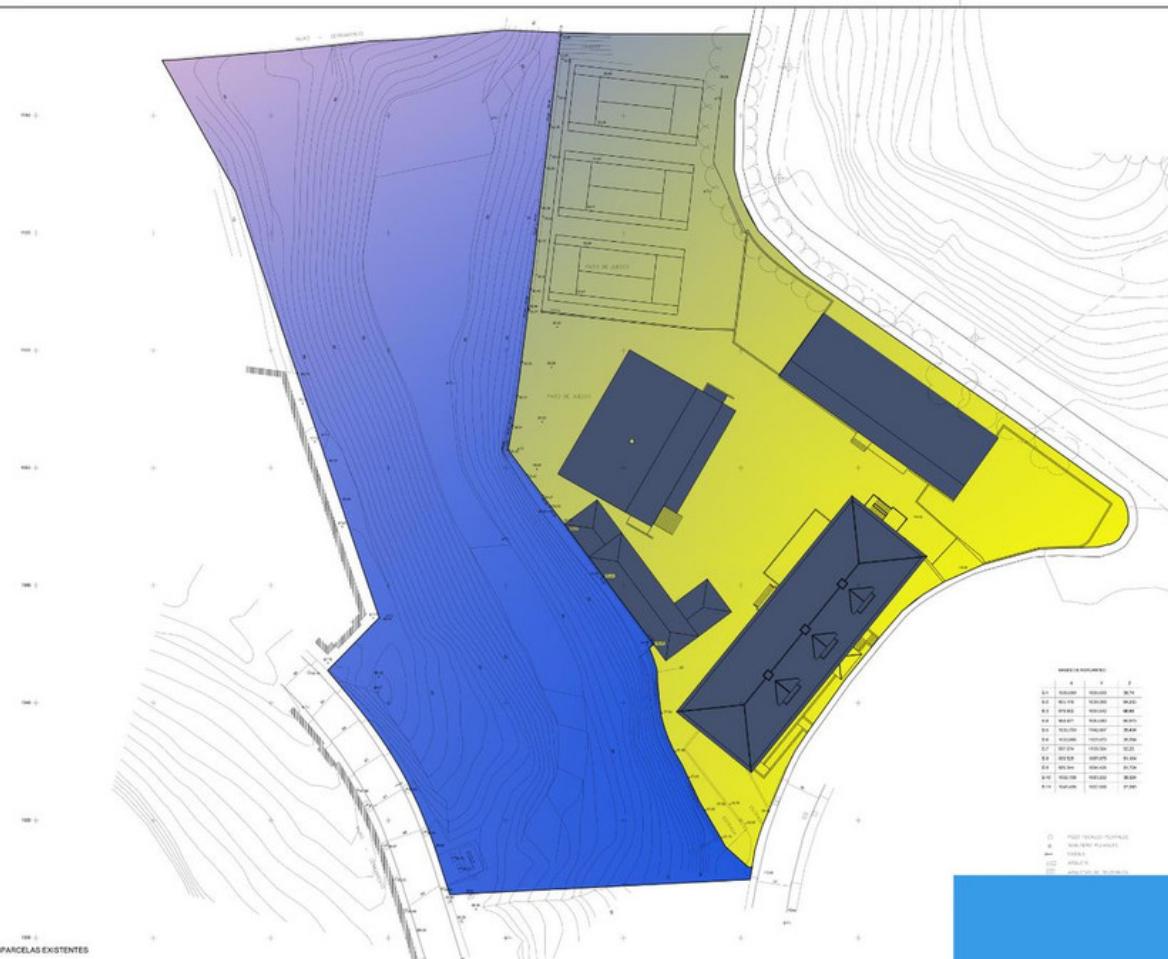






Raio de Piscina 10,00 x 13,00 m.  
S.P. CONSTRUÇÃO — 120.30 x 2





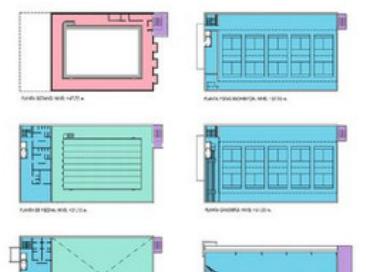
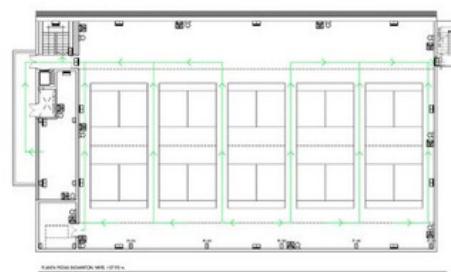
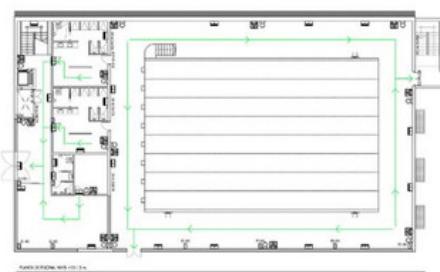
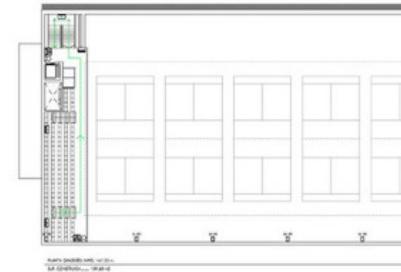
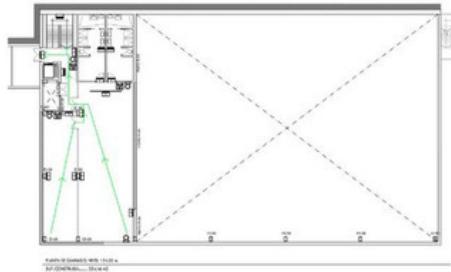
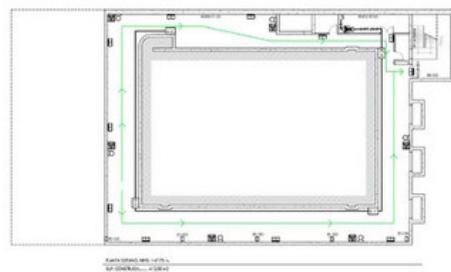
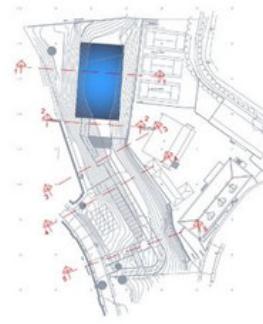
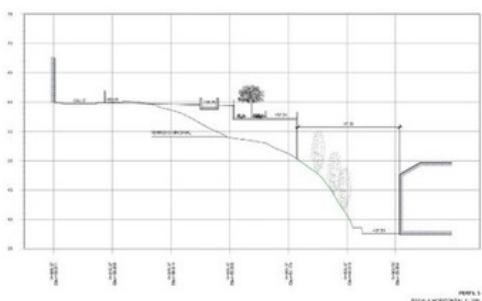
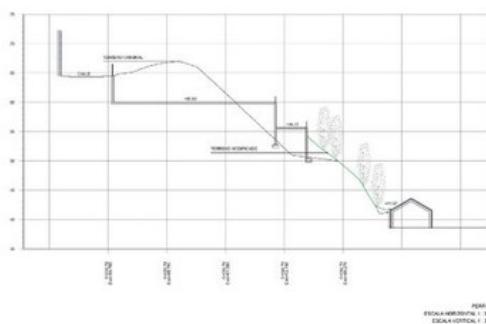
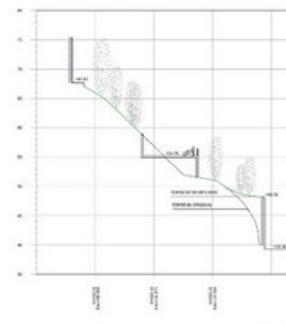
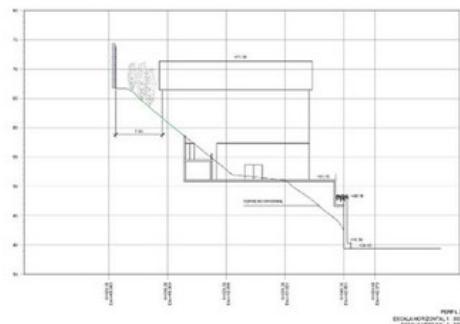
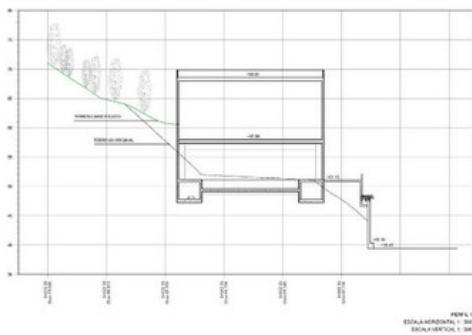
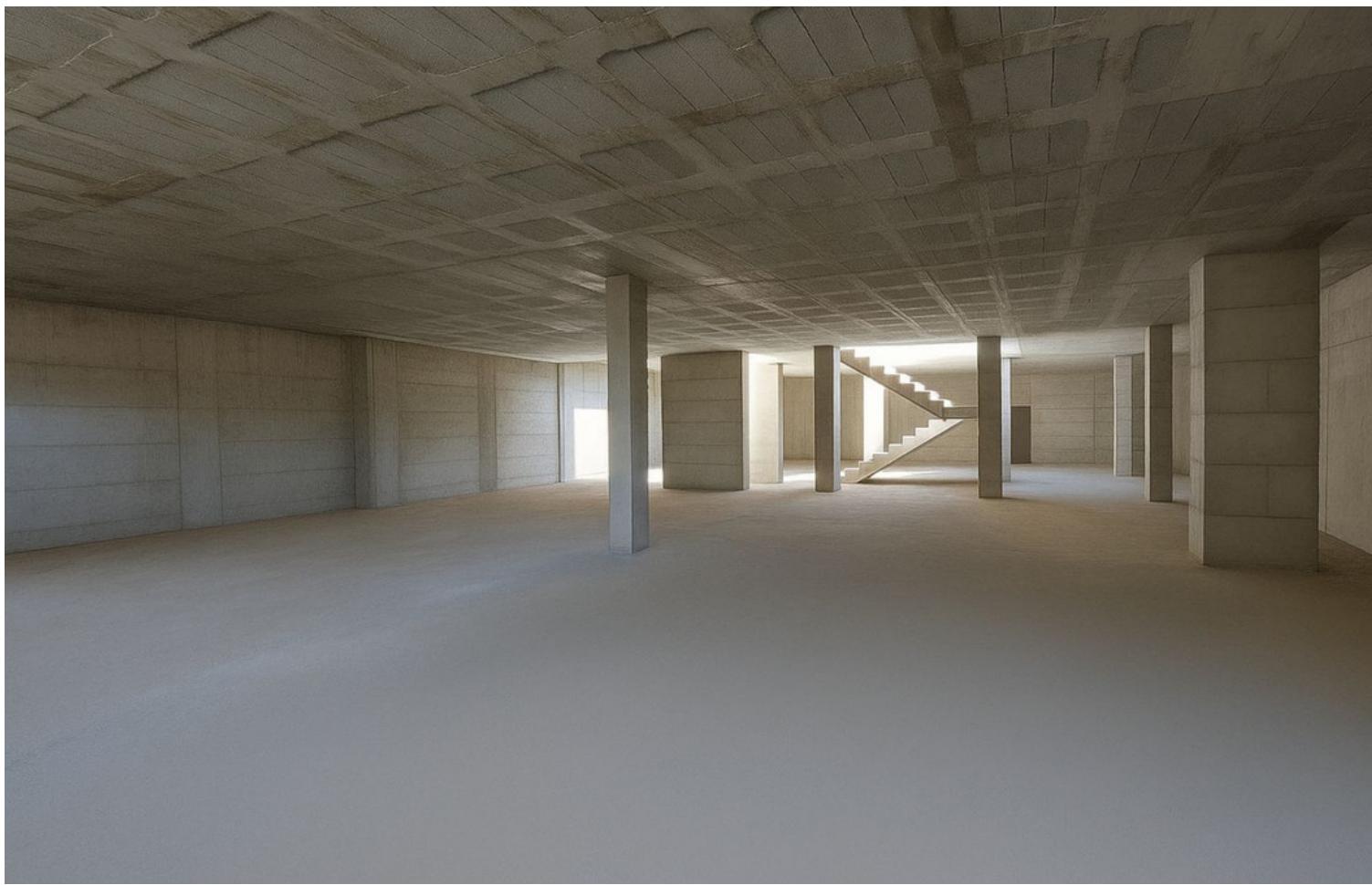


TABLA 1.1 - PRECIPITACIONES ANNUAS					
Correspondencia entre los niveles de precipitación					
Nivel	Período	Resumen	Altitud media	Periodo de crecida	Periodo de declive
Nivel 1	100	1000	1000	1000	1000
Nivel 2	200	2000	2000	2000	2000
Nivel 3	300	3000	3000	3000	3000
Nivel 4	400	4000	4000	4000	4000
Nivel 5	500	5000	5000	5000	5000
Nivel 6	600	6000	6000	6000	6000
Nivel 7	700	7000	7000	7000	7000
Nivel 8	800	8000	8000	8000	8000
Nivel 9	900	9000	9000	9000	9000
Nivel 10	1000	10000	10000	10000	10000

### ESTADOS DE HABERES









PLANTA PRINCIPAL (MÉTRICO) - 173,90 m²  
SÓ CONSTRUÍDA - 171,00 m²







