Sales - Commercial - Fuengirola

239.000€

Fuengirola **Commercial**

 **1**  **1**  **52 m2**

If you are looking for a unique, renovated property with multiple possibilities, this could be an excellent opportunity. This is a 52,80 m² commercial unit, completely renovated and fitted out for residential use, with an independent entrance directly from the street, offering a practical layout and a pleasant sense of independence, similar to that of a private home. The space is distributed into one bedroom, a full bathroom, and a living-dining area with a fully equipped open-plan kitchen, creating a modern, comfortable, and functional atmosphere. The bedroom features a particularly attractive element: an electric skylight that allows you to regulate its opening and closing, facilitating both the entry of natural light from above and the ventilation of the space. The renovation includes the renewal of the electrical and plumbing installations. Furthermore, it features laminate flooring and centralized air conditioning with a hot/cold pump, providing comfort throughout the year. Its location is another of its strengths. It is surrounded by all kinds of services, shops, and establishments, close to a shopping center and bus stops, and just about 15 minutes walking from the center. By having direct access from the street and not being part of a community of owners, it offers independence and avoids ordinary community fees. IMPORTANT INFORMATION: Although the property is completely renovated and fitted out as a home, on the land registry it remains a commercial unit and does not have a change of use to residential status. For this reason, it is important to take this circumstance into account before considering its acquisition. Likewise, the entrance has two small steps, so it is not adapted for people with reduced mobility. An interesting opportunity for those looking for a renovated, independent, and well-located space, especially as an investment or as a space to enjoy holiday stays, always keeping in mind its urban planning and registry status. Contact us for more information and to discover this property! In compliance with Decree 218/2005, of 11 de octubre, of the Junta de Andalucía, the client is informed that notary fees, registry fees, ITP (Impuesto sobre Transmisiones Patrimoniales), and other expenses inherent to the sale are not included in the price. The professional fees of the real estate agency are included in the price.













