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Sales - Apartment - Torremolinos

199.000€

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Ref.-ID: MIBGR5431705 **Torremolinos** **Apartment**

Community: 1,164 EUR / year **IBI: 380 EUR / year**

2

2

95 m2

COMMERCIAL PREMISES WITH POTENTIAL FOR RESIDENTIAL CONVERSION – CENTRAL TORREMOLINOS **A versatile property offering commercial and residential potential** Are you looking for a flexible investment opportunity in Torremolinos? This **96 m² ground-floor property** offers a particularly interesting possibility: **approximately 40 m² could potentially be converted into residential use**, while the remaining area could continue to be used as commercial premises. The conversion would require the corresponding **horizontal division and change-of-use procedure**, subject to technical assessment and applicable planning regulations. This creates several possibilities: use part of the property as a home for personal use or rental, while retaining the remaining area as a business premises, office or professional space. ## CURRENT LAYOUT The property is currently divided into two interconnected areas, each with its own independent access and different potential uses. ### MAIN AREA Direct access from the building entrance. * Fully equipped kitchen visible from the entrance * Central living area with TV and sofa * Spacious fully furnished room * Interior window * Full bathroom with bathtub * Vanity unit with mirror ### SECONDARY AREA Independent access directly from the street. * Second fully equipped kitchen * Breakfast bar with stools * Spacious room with decorative moulded ceiling * Ceiling fan * Air conditioning * Separate toilet with washbasin * Full bathroom with shower * Washing machine * Electric water heater ## POTENTIAL FOR CHANGE OF USE One of the property's main advantages is the **possibility of converting approximately 40 m² into residential accommodation**, while retaining the remaining area as commercial space. The process would require a **horizontal division, technical project and the corresponding administrative change-of-use procedure**. Once completed, and provided that all applicable planning and sector-specific requirements are met, the residential area could potentially be used as a **permanent home, long-term rental or tourist accommodation**, subject to the relevant authorisations and registration/licensing requirements. **An interesting option for investors looking to combine residential and commercial use within the same property.** ## KEY FEATURES * 96 m² built area on the ground floor * Potential to create approximately 40 m² of residential space * Remaining area suitable for commercial use * Two independent entrances * Two fully equipped kitchens * 2 full bathrooms + 1 toilet * Three rooms / areas * Decorative moulded ceilings * Ceiling fans * Air conditioning * Good condition, no major renovation required * Furniture included in the sale * Building with landscaped communal areas and swimming pool * No private parking ## LOCATION – CENTRAL TORREMOLINOS Located on **Calle Loma del Colegial**, in an established residential area with a wide range of services nearby. * A few minutes' walk from central Torremolinos * Schools and supermarkets nearby * Pharmacies and local shops in the surrounding area * C-1 commuter train providing direct connections between Málaga and Fuengirola * Málaga Airport easily accessible by train * High population density and strong local residential demand ## COSTS **IBI:** approximately €380/year **Community fees:** approximately €97.50/month, including water. ### ONE PROPERTY, MULTIPLE POSSIBILITIES Its flexible layout, two independent entrances and potential for a partial change of use make this property considerably more versatile than a conventional commercial premises. **Ideal for investors, professionals or buyers looking to combine residential and commercial use within the same property.** *The possibility of change of use, horizontal division and subsequent residential/tourist use is subject to technical, planning and administrative feasibility, as well as obtaining all necessary authorisations and licences.*

Setting
✔ Town

Orientation
✔ South

Condition
✔ Fair

Pool
✔ Communal

Climate Control
✔ Air Conditioning

Views
✔ Street

Features
✔ Lift

Furniture
✔ Fully Furnished

Kitchen
✔ Fully Fitted

Garden
✔ Communal

Parking
✔ Street

Utilities
✔ Electricity
✔ Drinkable Water

Category
✔ Investment

1.35 m
3.77 m
5.05 m
1.16 m
2.33 m
0.97 m
15.94 m
2.38 m
2.26 m
4.46 m
2.21 m
2.22 m
1.35 m
7.59 m