

SPANISHSTATE

<https://www.spanishstate.com/commercial-premise/fuengirola-29640/6346721/>

commercial premise for sale Fuengirola, Costa Del Sol Occidental



Commercial premises for sale 50m from the Fuengirola seafront Great investment potential~~Investment opportunity in one of Fuengirola's most soughtafter locations: Calle Miguel Márquez, just 50 meters from the seafront promenade.

~~Commercial premises of 102 m2, currently openplan, with a project underway for change of use and subdivision with the City Council.~~The project includes the creation of:~• 1 onebedroom apartment~• 1 independent studio apartment~~Included in the listing:~ Project plan approved by the architect~ Illustrative images generated with AI showing the potential and possible final result (noncontractual renderings)~~Once the transformation is complete, the property becomes an excellent option for:~ Longterm rentals~ Mediumterm rentals~ Individual resale of units~ Investment strategy with high demand in a prime location~~Strategic location by the sea, with services, transportation, and a well-established area with strong national and international demand.~~Ideal product for investors looking to create value from day one.~~For more technical information and an estimated profitability study, please contact us.~~The price shown does not include taxes

or expenses. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case.~~For this property, the approximate expenses will be:~ITP: €27,650~Notary fees: Between €1,185 (0.3%) and €1,975 (0.5%)~Land Registry fees: Between €395 (0.1%) and €1,185 (0.3%)~~The purchase of this property does not involve real estate brokerage fees for the buyer.

property details

Spanishstate id: **6346721**
reference:: **3476-04193**
close to/ located: **Fuengirola**
region: **Costa Del Sol Occidental**
property type: **commercial premise**
rooms: **not available**
property surface: **105 m2**
surface plot: **- m2**
price: **€ 395.000**

contact

real estate agent: **Re/max Sunset**
name: **not available**
spreek: **not available**
telefoon: **+34951430794**