

## house for sale Arcos De La Frontera, Sierra De Cádiz



Fully Exterior | Commercial Premises | Potential for 2 Independent Dwellings | Open Views over the Square~~Best-House Corner presents this versatile real estate asset of approximately 200 m2 in a prime location in the southern area of Jédula (Plaza la Pera, Pozo de la Bomba area). This property stands out for its fully exterior architecture, flooded with Andalusian sunlight through its four balconies overlooking the square. An exceptional investment opportunity with a flexible structure that can be adapted to multiple business models or a large family residence.~~Layout by Floors & Architectural Flexibility~~Ground Floor (Business & Investment Strategy):~Designed to maximise profitability. The property includes an unfinished commercial unit with its own independent entrance. Adjacent to this is a spacious lounge area with a guest toilet, ideal for conversion into a second independent apartment with direct street access.~~Garage & Access Engineering (Optimisation Potential):~The lower level offers multiple design possibilities. The side storage area can be converted into a private garage (with the option of access from the perpendicular façade) while maintaining the main area as a professional office or sitting room. Alternatively, the dividing wall may be removed to create an impressive open-plan ground floor space of substantial dimensions.~~First Floor (Renovated Residential Area):~Main residence ready to move into. Features a magnificent living room with two balconies facing the street, a designer kitchen installed only two years ago and practically brand new, filled with natural light, two exterior bedrooms with fitted wardrobes, a fully fitted bathroom with bathtub, and an integrated storage room at the end of the hallway.~~Top Floor (Solarium & Utility Area):~Walkable rooftop terrace with laundry room and a brand-new large-capacity electric water heater, offering panoramic views over the village and an ideal space for relaxation.~~Features & Financial Security~~A Highly Secure Investment Opportunity:~The property is sold

furnished (excluding the fridge, negotiable), includes air conditioning systems with heat pump functionality, and is in impeccable structural condition. From a financial perspective, the transaction is exceptionally clean: the property has a single owner and only a residual mortgage balance of approximately €18,000 with CaixaBank, making subrogation or a fast mortgage cancellation process straightforward and efficient.~~(Internal management note: the property is currently in the process of moving out, therefore any visual clutter in the current photographs does not reflect the excellent condition and quality of the first-floor renovation.)~~Why Acquire This Property with Best-House Corner?~~Very few properties offer the possibility of generating commercial, residential, and rental income under one roof. Acquiring this property allows you to commercially exploit the ground floor — either as business premises or as a second rental apartment — accelerating the return on investment while enjoying an immaculate, air-conditioned upper-floor residence with open views. With minimal financial burden and a single owner, this is one of the lowest-friction, highest-potential investment opportunities currently available on the market.

## property details

Spanishstate id:	<b>6385686</b>
reference::	<b>14163-JRZ</b>
close to/ located:	<b>Arcos De La Frontera</b>
region:	<b>Sierra De Cádiz</b>
property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>200 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 167.000</b>

## contact

real estate agent:	<b>Best House Guanarteme</b>
name:	<b>not available</b>
spreekt:	<b>not available</b>
telefoon:	<b>+34928493720</b>