

# BROMLEY ESTATES

*Marbella*



## COMMERCIAL BEDROOMS BATHROOMS IN MIJAS

📍 Mijas

REF# BEMR4968283 €370,000

BEDS

BATHS

BUILT

244 m<sup>2</sup>

A spacious commercial space for sale in Mijas Costa, perfect for a supermarket, convenience store, or any business related to food and essential services. With a total area of 242.44 m<sup>2</sup>, it features a well-organized layout including a kitchen area, cold storage room, offices, and three bathrooms. Additionally, it has access to a communal terrace, providing extra usability. The south-facing orientation ensures natural light throughout the day, and the property benefits from ample street parking, including spaces for individuals with reduced mobility. Both the building and the urbanization offer fully adapted access for ease and convenience.

This property presents a fantastic investment opportunity. A pre-approved franchise project with a well-known supermarket chain is in place, allowing the buyer to operate the business directly or lease it to the franchisee, ensuring a minimum 6% annual return from the first year.

Located in one of the fastest-growing areas of Mijas Costa, this commercial space is surrounded by newly developed residential communities in need of essential services. Families and professionals living in the

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area rely on nearby stores for their everyday shopping, ensuring a stable year-round customer base. Situated just 350 meters from the beach in El Faro de Calaburra, the area also attracts visitors, but its real value lies in its local community, which demands supermarkets, pharmacies, gyms, and restaurants without having to travel far.

If you're looking for a secure investment with high growth potential, this property is ready for you. Contact us today to schedule a visit.

The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or AJD) + notary and registry fees. GP1.

