



COMMERCIAL PREMISES BEDROOMS BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5145055 €650,000

BEDS

BATHS

BUILT

800 m²

Commercial Warehouse / Storage Facility – Alhaurín el Grande (Ref: R5145055)

Price: €650,000

Location: Alhaurín el Grande, Málaga (Costa del Sol)

Property Type: Warehouse (Resale)

Key Features & Highlights

Generous Built Area (~800?m²)

Spread across two accessible floors:

Lower/rear level: Approx.?322?m² with two vehicle entrances and a pedestrian access.

Upper/front level: Includes around 140?m² at the entrance, plus an additional approx.?322?m² towards the rear, featuring a balcony and partially sectioned off Office, lockable areas.

Modern Infrastructure

Fully recertified electrical and plumbing systems, compliant with current standards. A newly treated roof enjoys a specialized finish backed by a 10-year guarantee (maintenance: retreat every decade).

Flexible Access & Layout

Dual-street access (front and rear) enables convenient logistical flow. The varied layout—open-plan and sectioned areas—offers adaptability to multiple commercial or community uses.

Versatile Zoning and Use Options

Situated within a residential area, the property is pre-approved for commercial usage. Possibilities include a gym/fitness center, self-storage facility, retail showroom (e.g., white goods or furniture), or other non-industrial functions—contingent upon any additional required permissions.

Utilities & Connectivity

Equipped with fiber-optic connectivity, essential utilities such as electricity, potable water, and telephone services.

Impeccable Condition

The warehouse is well-presented and maintained, offering a turnkey solution for businesses or investors.

No community (horizontal) fees.

Summary & Investment Potential

This warehouse offers a rare blend of ample commercial space (~800?m²), modern infrastructure, versatile access, and strategic zoning, all within a desirable residential zone. It's an excellent fit for:

Business operators seeking a flexible hub for retail, fitness, or storage operations.

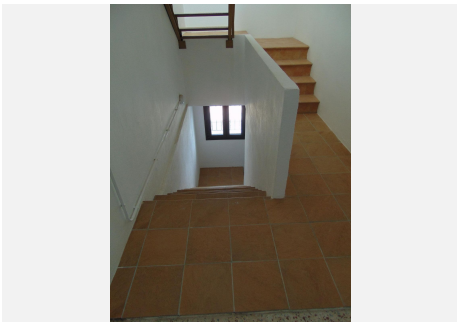
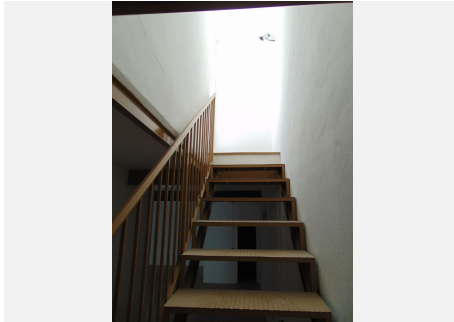
Investors wanting a well-maintained property with ready-to-go utilities and minimal overhead.

Entrepreneurs, aiming to customize the space for a unique commercial or community-focused venture.

The property's thoughtful design—dual-level set-up, entrances on two streets, upgraded systems,—presents both operational convenience and financial attractiveness.

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