



## OTHER BEDROOMS BATHROOMS IN CALAHONDA

📍 Calahonda

REF# R5230516 €215,000

BEDS

BATHS

BUILT

41 m<sup>2</sup>

This is an excellent investment opportunity in a commercial space located in the renowned "El Zoco" Shopping Centre in Calahonda, a high-traffic area with a well-established commercial presence.

The property has had a stable tenant for the past 9 years, guaranteeing security and continuity in profitability, currently set at 5%, with a current rent of €800 per month. However, due to strong demand in the area, the rent could easily be adjusted to €1,000, raising the annual return to an attractive 6%.

The premises enjoy a southeast orientation, with pleasant views of the street and a plaza, and stand out for their easy parking, excellent access, and proximity to public transport. Its immediate surroundings offer a wide variety of cafes, shops, restaurants, leisure areas, and the beach, all within easy reach.

Key features include: hot/cold air conditioning, mains water, electricity, a first occupancy license, and high rental potential, making it an ideal investment property. Its strategic location and commercial appeal position it as a real bargain for investors seeking stability and growth.

Commercial, Commercial Area, Parking: NA, Facing: Southeast

Views: Square, Street

Features: Air Conditioning Hot/Cold, Bargain, Electricity, Good Rental Potential, Investment Property,  
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# BROMLEY ESTATES

*Marbella*

Licence of first occupation, Near amenities, Near Transport, Town water, Very Good Access, Walking distance to beach, Walking Distance to Cafés, Walking distance to rest., Walking distance to shops

