



## Ground Floor Apartment for sale in San Miguel de Salinas, San Miguel de Salinas

225,750 €

Reference: R5250994   Bedrooms: 2   Bathrooms: 1   Build Size: 215m<sup>2</sup>





## La Vega Baja, San Miguel de Salinas

Ideal for business, investment, or combining professional activity with residence! An excellent opportunity in a high-potential area: a spacious 215 m<sup>2</sup> property, currently divided into two clearly distinct spaces with independent entrances, offering multiple uses and great versatility. **Property Layout** The property is divided into two well-defined areas: 1. Commercial space – approx. 90 m<sup>2</sup> Generous open area Adaptable to different types of business activity Separate bathroom Excellent natural lighting in certain areas Sufficient ceiling height for various uses Potential to create multiple work or customer service zones 2. Independent dwelling/studio - 126m<sup>2</sup> The second entrance leads to a fully independent dwelling/studio, separate from the commercial space, allowing you to live and work in the same property without interference, or even rent one part independently. The dwelling features: Functional style kitchen Pantry or storage room, very useful as kitchen support Two spacious rooms, ideal as bedrooms, office, or multipurpose spaces Full bathroom with shower Well-distributed spaces with possibilities for customization Located in San Miguel de Salinas, this property offers maximum versatility: It is ideal for professionals who want to live and work in the same property with independent spaces, perfect for investors looking for two separate units within the same property. The commercial space can be adapted to any activity, such as retail, office, studio, creative workshop, academy, beauty center, etc., with the possibility to unify or reorganize the spaces with a simple renovation, according to the new owner's needs.