



## Shop for sale in Málaga, Málaga

319 000 €

Référence: R5283871 Construite: 115m<sup>2</sup>





## Costa del Sol, Málaga

Commercial premises for sale in Málaga next to Hospital Civil – Prime location for your next business! If you dream of launching your business in one of Málaga's most promising areas, this is your opportunity. Just steps from the upcoming Hospital Civil metro station and next to the iconic Martiricos Towers—home to the Hampton by Hilton Hotel—this space has everything you need to kickstart your business venture with confidence. Located on a high-traffic avenue, visibility is guaranteed. With 115 m<sup>2</sup> of built space, this recently renovated commercial property stands out for its functional layout: two versatile rooms, two bathrooms (one adapted for people with reduced mobility), two large display windows to showcase your brand, and a storage area for day-to-day efficiency. The 9-meter-wide facade with electric shutters enhances both security and curb appeal. Whether you're planning a cozy café, a modern beauty studio, or a private medical practice, this space adapts easily to a variety of business types. Natural light floods the interior, creating a warm and inviting environment for clients. Feel the pulse of Málaga in a booming location. The nearby Hospital Civil is a landmark in the city, and the soon-to-be-open metro station will transform this area into one of Málaga's newest commercial hubs. Being close to Martiricos and the city center means you're surrounded by services, transport links, and a steady stream of potential customers. Key features: • 115 m<sup>2</sup> built • 2 rooms • 2 bathrooms (one PMR adapted) • 9-meter facade with electric shutters • 2 street-facing windows • Separate storage room • Installed alarm system • Renovated, bright, and versatile space • Located on a busy pedestrian and vehicle avenue • Fast-growing area near the future Hospital Civil metro station. Let your business thrive in the heart of Málaga! Don't miss this chance to invest in a commercial property with a strategic location and everything you need to succeed from day one. Contact us today and schedule your visit with April-e Real Estate. Your next big move starts here!

----- At the express request of the owner, this property is exclusively marketed by April-e Real Estate. Please refrain from contacting the owner or neighbors. We speak English and Spanish. In accordance with the principles of truthfulness, clarity, and transparency, and in compliance with Decree 218/2005 of the Regional Government of Andalusia and Law 10/2025 of December 26, the customer is informed that the price indicated includes the professional fees of April-e Real Estate, with registered address at Calle Miguel de Cervantes, 1, Rincón de la Victoria (Málaga). This price does not include notary fees, registration fees, applicable taxes (such as ITP), or other additional expenses inherent to the sale, which shall be borne by the buyer.



## Spécification:

### Caractéristiques

Près du transport

### Vues

Rue

### Paramètre

Zone commerciale

Proche des magasins

Ville

### Condition

Bien

### Sécurité

Système d'alarme

Stores électriques

### Services publics

Électricité

Eau potable