



## Commercial Premises for sale in Churriana, Málaga

445,410 €

Reference: R5289403 Build Size: 145m<sup>2</sup>





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## Costa del Sol, Churriana

Commercial premises for sale in Churriana – Málaga

Spacious 145 m<sup>2</sup> commercial premises for sale in Churriana, located in a well-established area with great potential.

The property has south-facing orientation, providing excellent natural light throughout the day.

It features foundations prepared to build an additional floor covering 100% of the surface, offering multiple possibilities for expansion.

Versatile use: the property can be kept as commercial premises or converted into a residential property, making it ideal for investors as well as for those looking for a personal project.

Located in Churriana, close to:

Supermarkets, local shops, and all kinds of services

Shopping and leisure centres such as Plaza Mayor

Bus stops and good connections to Málaga city centre

Quick access to the motorway and just a few minutes from the airport

Nearby health centres and medical services

A lively area, well connected and in high demand.

Main features

145 m<sup>2</sup> built area

South-facing

Prepared for vertical construction

Possibility of change of use to residential

A great opportunity with strong potential in one of Málaga's most sought-after areas.

In accordance with Decree 218/2005 of 11 October, which approves the Consumer Information Regulation for the sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, transfer tax (ITP), and any other expenses inherent to the sale or rental are not included in the price.

Agency fees are included in the price.

The information provided, including surface areas, prices, conditions, and availability, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and property availability must be confirmed at the time of enquiry.



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Energy certificate in progress.



## Features:

### Features

Near Transport

### Setting

Close To Shops

Close To Schools

Town

Village

### Orientation

South

### Condition

Good

### Views

Street