



## Locaux commerciaux à vendre à Vélez-Málaga, Vélez-Málaga

155 000 €

Référence: R5200432    Chambres: 1    Bain: 1    Construite: 42m<sup>2</sup>







## Costa del Sol East, Vélez-Málaga

**Unique Opportunity: Commercial Premises with Apartment/Studio in Vélez-Málaga** We present a versatile and strategically located property, ideal for those looking to combine their business with a private space or for investors seeking dual profitability. This mixed-use property is located in the heart of Vélez-Málaga, on the busy pedestrian walkway, Pasaje Juan Sebastián Elcano. Despite being in a quiet area, it enjoys an unbeatable location, "close to everything": surrounded by shops, services, and with high foot traffic. The property is distributed over two levels: **Ground Floor (Commercial Premises)** **Maximum Visibility:** It features two large shop windows that flood the space with natural light and offer excellent exposure for any type of commercial activity. **Modern Equipment:** The premises is climate-controlled with air conditioning (A/C) and includes a high-impact advertising feature: an installed LED screen, ready to promote your brand or services. **Direct Access:** Located at street level, facilitating immediate customer access from the pedestrian area. **Upper Floor (Apartment/Office)** **Open-Plan Space:** The upper floor houses a functional apartment or studio. Its design is completely open-plan, offering maximum flexibility to adapt it as a home, private office, back-office area, or storage. **Amenities:** This level is complemented by a furnished and equipped kitchen and a full bathroom with a modern shower tray. This is an intelligent real estate solution, perfect for entrepreneurs who wish to have their business and residence in the same place, optimizing costs and time. The Abbreviated Information Document is available upon request. **Expenses:** Taxes (ITP or VAT+AND) + notary and registration fees. SDM.