Commercial in La Cala Hills – –

Bedrooms	Bathrooms	Built	Terrace
3	**0**	**305m2**	**0m2**

R5417596	**property**	**La Cala Hills**	**2.120.000€**

Rare Mixed-Use Investment Package in La Cala Hills, Mijas Costa Commercial Premises, Penthouse residence and 14 Private Garages – Sold as One Complete Package A rare and highly flexible property package in the sought-after residential area of La Cala Hills, Mijas Costa, offered for sale as one complete unit. This unique opportunity combines a spacious ground-floor commercial premises, an upper-level open-plan unit with live-work or private-use potential, and 14 private enclosed garage/parking spaces. Located in one of the most established and international residential areas of Mijas Costa, La Cala Hills is known for its calm atmosphere, practical location, sports facilities, nearby cafés, restaurants, fitness options and easy access to Fuengirola, La Cala de Mijas, Mijas Golf, Málaga Airport and Marbella. This is an ideal opportunity for an investor, business owner or buyer looking for a flexible asset with several possible uses: commercial activity, office, showroom, clinic, studio, wellness concept, training center, private club, storage business, hobby space, rental investment or a combined live-work project. Key Facts Location: La Cala Hills, Mijas Costa, Málaga Sale type: Complete package – sold together Property type: Mixed-use investment / commercial and residential-style package Main built area: approx. 305.46 m² Main usable area: approx. 285.72 m² Ground-floor premises: approx. 202.33 m² built / 191.20 m² usable Penthouse residence: approx. 103.13 m² built / 94.52 m² usable, currently under renovation, with terrace and open views. Garage/parking spaces: 14 private enclosed garage/parking spaces Approx. surface per parking space: approx. 9.90 m² each Layout: Open-plan and highly adaptable Outdoor/private-use element: Private-use open terrace area connected to the ground-floor premises, with pergola/parasol structure Condition/use: Flexible layout ready to be adapted to the buyer’s concept Legal note: Use and conversion possibilities are subject to the corresponding licenses, community rules and legal/technical confirmation. The Property The ground-floor unit offers a large open-plan commercial space with excellent potential for a wide range of business or investment uses. Its generous size and flexible layout make it suitable for offices, showroom, professional services, wellness or beauty concept, private studio, training space, medical or therapeutic activity, boutique retail, or a high-quality service business aimed at the international community in the area. A particularly attractive feature is the private-use open terrace area associated with the ground-floor premises. This gives the property an additional lifestyle and business dimension and could become an inviting outdoor area, display space, customer zone or private relaxation area, depending on the final use and permissions. The upper-level part of the property is a penthouse residence, currently under renovation and the buyer can complete the renovation in the preferred style to create a bright and stylish private living space with a beautiful terrace and open views — the perfect complement to the commercial premises below. Private elevator from the apartment to the upper terrace. This creates a rare live-work or investment opportunity in La Cala Hills: a spacious commercial unit on the ground floor, a private penthouse residence above, and 14 enclosed private garages included in the same sale. 14 Private Garages – A Major Added Value The package includes 14 private enclosed garage/parking spaces, a very rare asset in a residential area where secure parking and storage are always valuable. These garages offer several possible uses, subject to legal and community permissions: Secure parking for owners, clients or tenants Private storage rooms Hobby rooms or workshop-style spaces Storage rental investment Support space for a business operation Private collection or equipment storage For an investor, the garage package creates an additional income angle. For a business owner, it offers practical space that most commercial premises simply do not have. For a private buyer, it provides flexibility, security and long-term value. Location – La Cala Hills La Cala Hills has become one of the most attractive inland residential areas of Mijas Costa for both Spanish and international residents. It offers a peaceful, established environment while remaining close to the coast and all daily facilities. The area is especially popular with foreign residents, families, professionals, remote workers and long-term residents who want a quieter base

without being far from restaurants, schools, sports facilities, golf courses, beaches and the larger towns of the Costa del Sol. Nearby amenities include sports facilities, tennis and padel options, gyms, cafés, restaurants, schools and several golf courses. Fuengirola, La Cala de Mijas and Mijas Golf are all within easy reach, while Málaga Airport and Marbella are also conveniently accessible by car. This makes the location ideal for a business that wants to serve an international local community, and equally interesting for an investor looking for a flexible, multi-use asset in a growing residential area. Investment Potential This property is not a standard commercial unit. It is a rare multi-part package with several potential income streams: Commercial rental income Office or studio rental Live-work or private-use configuration Garage and storage rental Business use with own parking and storage Future repositioning or refurbishment project The combination of large open-plan space, upper-level unit and 14 garages makes this a unique opportunity ?for ?buyers ?who ?want ?more than a typical premises. ?It ?offers ?space, flexibility and ?long-term strategic value in ?one of the most ?practical ?and ?international ?areas ?of ?Mijas ?Costa.

Barbeque	Barbeque	Covered Terrace
Lift	Near Transport	Paddle Tennis
Private Terrace	Restaurant On Site	Solarium