

Apartment Complex in Alhaurín el Grande – –

Bedrooms

8

Bathrooms

4

Built

767m2

Terrace

0m2

R5502859

property

Alhaurín el Grande

800.000€

INVESTMENT OPPORTUNITY – A Rare Opportunity to Acquire an Entire Building with Commercial Premises, Basement & Residential Development Potential in Alhaurín el Grande The property

Near Transport consists of extensive commercial premises, a large basement with vehicle access, and three upper floors originally designed for residential accommodation. **Near Transport** -Ground Floor: Commercial Premises The ground floor comprises a spacious commercial area together with a large storage/office space and a separate loading area with convenient access for deliveries. The existing access to the residential section of the building is currently through this floor, as the original separate entrance has been closed off. This could potentially be reinstated or redesigned as part of a future renovation. **Private Terrace** -Large Basement with Vehicle Access Below the commercial premises is an extensive basement offering a substantial amount of additional space and direct vehicle access from the street. Due to its generous dimensions, the basement offers several interesting possibilities. Subject to the necessary permissions and technical requirements, it could potentially be converted into a private parking garage with space for approximately 15 vehicles, which could also provide parking for the residential units above. -Residential Development: 3 Floors Above the commercial premises are three additional floors where construction works were started but never completed. The original architectural plans show a layout comprising four apartments, each designed with 2 bedrooms and 1 bathroom. The planned apartments benefit from attractive open views from both sides of the building, while the properties on the lower residential level each have their own small private patio area. The original plans show the top floor being used as storage space connected to the apartments below, with individual internal access via spiral staircases. However, this level may offer further potential. Depending on planning regulations, permissions and the buyer's intended project, it could be worth investigating whether the upper floor could be redesigned to create additional independent accommodation, potentially increasing the total number of residential units. *Excellent Investment Potential* With commercial premises, extensive basement space, vehicle access and significant residential development potential, this is a particularly interesting opportunity for an investor or developer looking for a substantial project in Alhaurín el Grande. The building is legally registered and, according to the information provided, currently has no outstanding payments. Any alterations, changes of use, additional apartments or conversion of areas into parking or residential accommodation would be subject to the relevant planning permissions, licences and technical approval. *Please note: AI has been used to digitally remove furniture, ?equipment ?and ?other ?items ?from some of the photographs, ?primarily ?those ?of the commercial ?premises, to provide a ?clearer representation of the ?space ?as ?it ?will ?be ?sold ?empty.*