



## Entrepôt à vendre à Alhaurín el Grande, Alhaurín el Grande

**650 000 €**

Référence: R5145055 Construite: 800m<sup>2</sup>







## Valle del Guadalhorce, Alhaurín el Grande

Commercial Warehouse / Storage Facility – Alhaurín el Grande (Ref: R5145055)

Price: €650,000

Location: Alhaurín el Grande, Málaga (Costa del Sol)

Property Type: Warehouse (Resale)

### Key Features & Highlights

Generous Built Area (~800 m<sup>2</sup>)

Spread across two accessible floors:

Lower/rear level: Approx. 322 m<sup>2</sup> with two vehicle entrances and a pedestrian access.

Upper/front level: Includes around 140m<sup>2</sup> at the entrance, plus an additional approx.322m<sup>2</sup> towards the rear, featuring a balcony and partially sectioned off Office, lockable areas.

### Modern Infrastructure

Fully recertified electrical and plumbing systems, compliant with current standards. A newly treated roof enjoys a specialized finish backed by a 10-year guarantee (maintenance: retreat every decade).

### Flexible Access & Layout

Dual-street access (front and rear) enables convenient logistical flow. The varied layout—open-plan and sectioned areas—offers adaptability to multiple commercial or community uses.

### Versatile Zoning and Use Options

Situated within a residential area, the property is pre-approved for commercial usage. Possibilities include a gym/fitness center, self-storage facility, retail showroom (e.g., white goods or furniture), or other non-industrial functions—contingent upon any additional required permissions.

### Utilities & Connectivity

Equipped with fiber-optic connectivity, essential utilities such as electricity, potable water, and telephone services.

### Impeccable Condition

The warehouse is well-presented and maintained, offering a turnkey solution for businesses or investors.

No community (horizontal) fees.



## Summary & Investment Potential

This warehouse offers a rare blend of ample commercial space (~800m<sup>2</sup>), modern infrastructure, versatile access, and strategic zoning, all within a desirable residential zone. It's an excellent fit for:

Business operators seeking a flexible hub for retail, fitness, or storage operations.

Investors wanting a well-maintained property with ready-to-go utilities and minimal overhead.

Entrepreneurs, aiming to customize the space for a unique commercial or community-focused venture.

The property's thoughtful design—dual-level set-up, entrances on two streets, upgraded systems,—presents both operational convenience and financial attractiveness.



## Spécification:

Caractéristiques	Paramètre	Condition
Salle de stockage	Ville	Bien
Fibre optique		
Services publics	Catégorie	
Électricité	Revente	
Eau potable		
Téléphone		