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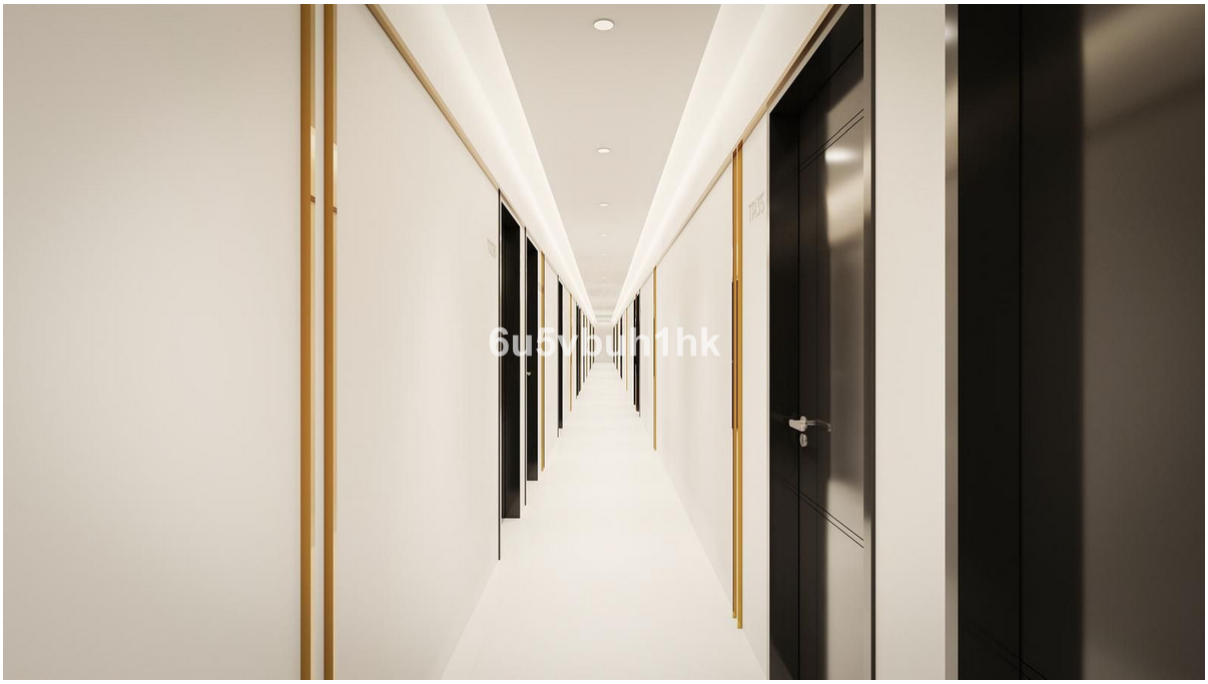
Locaux commerciaux

Antequera



Chambres: 0	Salles de bains: 0	M²: 1 369	Prix: 300 000 €
Statut: Vente	Type de propriété: Locaux commerciaux	Référence: R5198581	Publish date: 13.12.25

Vue d'ensemble:We present a unique investment opportunity in one of the most promising and fast-growing cities in Andalusia: Antequera (Málaga). The project involves the acquisition, development, and commercialization of a 1,174 m² property located in the city centre, for its transformation into a modern parking and storage facility. Technical preliminary project completed and favourably approved by the Town Hall No change of use required High local demand Excellent short-term return ???? STRATEGIC LOCATION Located in a consolidated residential area with high population density and easy access, ideal for both local users and investors seeking fast-rotating, tangible assets. Key strengths of the area: •No direct competition in modern storage units •Walking distance from surrounding residential buildings •Safe, quiet, and established neighbourhood •Easy vehicle and pedestrian access •High demand for both parking spaces and storage units A calm and well-connected street, linked to Antequera's main growth and communication routes. ???? INVESTMENT OPPORTUNITY The investor will have the possibility to acquire and develop the property according to the approved preliminary project, adapting the space for its division into individual parking spaces and storage units, ready for sale or direct operation. Flexible profitability strategies depending on investor profile: •???? Individual sales: Sell parking spaces and storage units separately to private buyers or small investors. •???? Rental operation: Generate steady monthly income through long-term rentals, ensuring sustained profitability. •???? Mixed model: Start with rentals to create early cash flow

and sell later once units have appreciated in value, maximising total ROI. A low-risk investment with solid demand and high return potential — the perfect opportunity in a stable, high-demand urban market. ????PRODUCT & DISTRIBUTION •25 storage units ranging from 7.70 m² to 18.85 m² •Ceiling height: 2.50 m •17 parking spaces, each with its own private storage •Independent access and central circulation (5.05 m width) •Automatic ramp access gate •Common areas with technical lighting •Technical room and fire-extinguisher area •Technical layout available upon request TECHNICAL SPECIFICATIONS •Total built area: approx. 400 m² •Compliant with current regulations (accessibility, ventilation, fire protection) •Motorised main gate + pedestrian access •LED lighting with motion sensors •CCTV system and digital access control ???? Prime location, high demand, permits approved, and strong short-term returns — a project designed for developers and investors seeking a secure, tangible, and profitable asset in the heart of Andalusia. Request more information or the full project dossier today.

Caractéristiques: