



# Magazijn te koop in Málaga, Málaga

4.850.000 €

Referentie: R5016961 Perceelgrootte: 4.227m<sup>2</sup>

*Vista aérea de todos los inmuebles*





## Costa del Sol, Málaga

Current business use on Plots 71 and 73 granted by the Málaga City Council.

### 1. Retail and large stores

Presence of shops, supermarkets, and medium-sized shopping centers.

Commercial estates with DIY stores, furniture, appliances, etc.

### 2. Hospitality and catering

Bars, cafes, and restaurants, many of them focused on local customers.

### 3. Business services and offices

Logistics, distribution, and warehousing companies.

Business offices, consulting firms, and service companies.

### 4. Leisure and sports activities

Gyms and sports centers.

Some recreational and entertainment spaces.

### 5. Infrastructure and public services

Training and education centers.

Municipal facilities and administrative services.

### 5. Description of all properties.

Location - Camino de San Rafael, Plots: 71 and 73 (Málaga)

Total constructed area - Building 71: 511.58 m<sup>2</sup> + Building 73: 1,801.92 m<sup>2</sup> = 2,313.5 m<sup>2</sup>

Number of floors in the two buildings - 4: Building 71: Ground, 1st, 2nd, and 3rd / Building 73: Lower, Ground, 1st, 2nd. Warehouse A: 858.00 m<sup>2</sup> Warehouse B: 336.60 m<sup>2</sup> Warehouse C: 259.95 m<sup>2</sup>

Condition - Two floors of Building 71 to be renovated / Complete renovation in 2016 of Building 73

Year of construction - 1977, Building 71 and Building 73

Year of renovation of Building 73 - 2015

Infrastructure and Services:

Passenger elevators - 2: 8 and 33 passengers.

Lifting platform: Loading and unloading docks in Building 73

Access ramp for disabled access: Main entrance to Building 73

Air conditioning in Building 73: Central air conditioning via ducts on 3 floors and several split units in the basement.

Telecommunications in Building 73: Centralized for each workstation on each floor.

Security Systems:

Video surveillance cameras on floors of Building 73.

Security alarm inside Building 73.

Double-leaf wooden gate: Carriage entrance to the interior courtyard of the Plot.

Double Security Door: Rear of Building 73 - Loading and unloading dock.

Warehouse A: 5 m high, open-plan with a mezzanine at the rear, equipped with 3 offices, 1 bathroom, and 1 bedroom.

Main entrance: 2 wooden gates for carriage entrance and 2 separate doors for passengers. Secondary access: 1 double-leaf metal door.

Parking areas in Warehouses B and C:

Warehouse B: Equipped with 15 vehicle parking spaces.

Warehouse B Security: Automatic access door.

Warehouse C - Equipped with 5 vehicle spaces and several motorcycle spaces.

Warehouse C Security: 1 double-leaf manual metal door for vehicle and passenger access.

Equipped with 1 office and 1 customer waiting area.



## Kenmerken:

### Extra's

Nabij vervoer

### Huidige Staat

Renovatie nodig

### Voorzieningen

Elektriciteit

Drinkwater

Fotovoltaïsche zonnepanelen

Zonne-energie water verwarming

### Klimaatbeheersing

Airconditioning

### Beveiliging

Alarmsysteem

### Categorie

Investering

### Ligging

Commerciele omgeving

Dichtbij scholen

Stad

### Parkeergelegenheid

private Parking