



## Commercial Premises for sale in Málaga, Málaga

267,500 €

Reference: R5272078 Build Size: 167m<sup>2</sup>





## Costa del Sol, Málaga

**COMMERCIAL PREMISES ON THE GROUND FLOOR - MALAGA CITY CENTER** Commercial premises are available on the ground floor of a residential building, located on Calle Diego de Vergara, a well-established area of Malaga city with a high density of homes and excellent transport links. Total area: 167 m<sup>2</sup>, distributed over two floors: Ground floor: 67 m<sup>2</sup>, at street level. Basement: 100 m<sup>2</sup>, ideal as a warehouse, archive, or additional workspace. Location and surroundings The premises are located in a well-served area, surrounded by local shops, supermarkets, cafes, and services, guaranteeing a constant flow of people. Supermarkets, schools, educational centers, and all kinds of services necessary for daily life are just a few minutes away. Excellent transport links Several bus lines nearby. El Perchel Metro station (Lines 1 and 2) a short walk away. Easy access to the city's main roads. Ideal for multiple uses Perfect for retail, offices, professional practices, schools, services, or small businesses, thanks to its two-level layout and strategic location. Established urban area with year-round residents and easy access by both foot and public transport. For more information or to schedule a viewing, please do not hesitate to contact us. In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price. Brokerage fees are included in the price. The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of inquiry. Energy Certificate: Consumption E 78.5 and Emissions D 13.9



## Features:

### Features

Near Transport

### Views

Street

### Setting

Close To Shops

Close To Schools

Town

### Condition

Good

### Energy Rating

E

### CO2 Emission Rating

D