

High-Visibility Commercial Property | Torre del Mar | Málaga, Spain

Property Summary

- **Property Type:** Street-Level Commercial Space
 - **Location:** Torre del Mar, Málaga, Spain
 - **Size:** 170 m² (1,830 sq. ft.)
 - **Zoning:** Commercial
 - **Visibility:** 27 meters of window frontage on the N-340 highway
 - **Occupancy Status:** Owner-occupied (violin workshop), delivered vacant
 - **Condition:** Mint – Move-In Ready
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Investment Highlights

Prime Location

- Located on a **high-traffic corner** directly on the **N-340 highway**
- **In front of Torre del Mar's central bus station**, with constant pedestrian flow
- Excellent **street-level visibility** and **walk-in traffic potential**

Turnkey-Ready

- Immaculate interior with **high ceilings**, solid-core **private doors**, and **individual HVAC units** for each room
- Secure infrastructure, including a **built-in vault**

- Generous internal **storage and room layout**, ideal for multiple business uses

Versatile Use Cases

- Perfect for:
 - Professional offices or co-working spaces
 - Retail showroom
 - Music or art school
 - Medical or wellness services
 - Layout supports **multi-tenant leasing** or single-business use
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Infrastructure & Future Growth



Upcoming Rail Extension

- **Planned commuter rail connection** from Málaga to Torre del Mar will:
 - Integrate Torre del Mar into the **Costa del Sol commuter network**
 - Boost **residential and commercial demand**
 - Drive **property value appreciation** and **foot traffic**



Málaga Region Growth

- One of Spain's most dynamic economies
- Increasing foreign investment and year-round tourism
- Torre del Mar evolving into a **permanent lifestyle destination**, not just seasonal



Financial Overview

Metric	Estimate
Market Rent (Est.)	€14 – €18/m ² /month
Monthly Rental Potential	€2,400 – €3,000+
Yield Potential	5.5% – 7.2% based on market lease
Property Taxes (IBI)	To be confirmed
Ownership Structure	Direct ownership (freehold/title)

Note: Rental and yield estimates based on current market conditions. Buyer due diligence recommended for detailed income projections.