



Description

Unique Opportunity: Commercial Premises with Apartment/Studio in Vélez-Málaga
 We present a versatile and strategically located property, ideal for those looking to combine their business with a private space or for investors seeking dual profitability. This mixed-use property is located in the heart of Vélez-Málaga, on the busy pedestrian walkway, Pasaje Juan Sebastián Elcano. Despite being in a quiet area, it enjoys an unbeatable location, "close to everything": surrounded by shops, services, and with high foot traffic. The property is distributed over two levels:
Ground Floor (Commercial Premises)
Maximum Visibility: It features two large shop windows that flood the space with natural light and offer excellent exposure for any type of commercial activity.
Modern Equipment: The premises is climate-controlled with air conditioning (A/C) and includes a high-impact advertising feature: an installed LED screen, ready to promote your brand or services.
Direct Access: Located at street level, facilitating immediate customer access from the pedestrian area.
Upper Floor (Apartment/Office)
Open-Plan Space: The upper floor houses a functional apartment or studio. Its design is completely open-plan, offering maximum flexibility to adapt it as a home, privat...



