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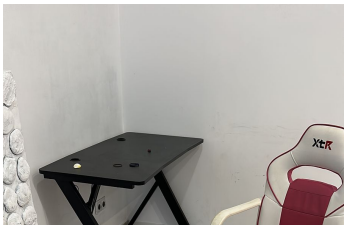


Commercial Premises in Calahonda

Bedrooms	Bathrooms	Built	Terrace
0	**1**	**70m2**	**0m2**

R5221144	**Commercial Premises**	**Calahonda**	**175.000€**

?? IMPORTANT – PLEASE READ THE FULL DESCRIPTION ?? This listing presents TWO different investment opportunities involving THREE commercial properties in total. The main offer consists of two merged units sold together, with the possibility to also purchase a third adjacent unit for a larger investment package. Commercial Investment Opportunity – Centro Comercial El Zoco, Calahonda A fantastic income-generating commercial investment located in the well-established Centro Comercial El Zoco in Calahonda (Mijas Costa), one of the area's most active commercial centres surrounded by restaurants, cafés, shops and daily services. The main property consists of two independent commercial units (each with its own cadastral reference) that have been physically merged into one spacious commercial premises, currently operating as a retail business. The premises offer approximately 70 m² of main commercial space and were fully renovated in 2024-2025, meaning the property is modern, attractive, and ready for long-term use without additional investment. The premises also benefit from two independent entrances, allowing flexible use or potential future separation if desired. The property is located in a busy commercial centre with excellent accessibility, strong foot traffic and ample parking directly outside, making it attractive for tenants and businesses alike. Current Rental Situation The property is rented with a 5-year lease contract generating: €1,250 per month + VAT This represents an approximate gross

yield of 8.5% based on the asking price. Main Investment Property (Two Units Sold Together) Two commercial units with separate cadastral references - Physically merged into one large premises Approx. 60 m² commercial space - Two independent entrances - Private use of a communal terrace Additional Investment Opportunity (Third Unit) There is also a third commercial unit located directly next to the property, belonging to the same owner. This property is approximately 35 m², fully renovated, and currently rented to a beauty salon. Rental income: €570/month + VAT Price €79,000 Full Investment Package Investors also have the opportunity to purchase all three commercial units together. Instead of the total individual price of €254,000, the owner is offering a package deal for €230,000. Combined Rental Income €1,800/month + VAT €21,600/year Estimated Gross Yield Approx. 9.3% ? Established commercial centre ? Stable tenants already in place ? ?Immediate ?rental ?income ? ?Renovated ?properties ? Excellent parking ?and ?accessibility ? Strong ROI for investors A ?rare opportunity ?to acquire ?multiple ?income-producing commercial properties in ?one ?of ?Calahonda’s ?most ?established ?commercial ?locations.