



## Warehouse in Los Prados

Bedrooms **0** Bathrooms **0** Built **471m2** Terrace **0m2**  
**R5401795** **Warehouse** **Los Prados** **511.000€**

Warehouse with Development Potential in Los Prados, Málaga Excellent opportunity to acquire a substantial warehouse in the established neighbourhood of Los Prados, Málaga, just a short walk from the rapidly expanding Distrito Zeta. The property comprises approximately 456 m<sup>2</sup> of industrial space and is currently divided into two sections by a central wall, offering flexibility for a variety of industrial, storage, commercial, or investment uses. One of the property's standout features is its dual access, providing excellent accessibility and versatility. The surrounding area benefits from ample parking and open views towards Distrito Zeta, Campanillas, Churriana, and the Sierra de Mijas mountains. Located in a well-established area with excellent transport links:

- Walking distance to local shops, cafés, restaurants, pharmacy, school, church, veterinary centre, and other everyday amenities
- Close to Los Prados train station with direct C2 rail connections
- Easy access to Málaga city centre, the airport, and major road networks

The property is situated within an urban area classified under Málaga's PGOU planning regulations, where residential development forms the principal permitted use, subject to obtaining the relevant planning permissions and licences. Key Features:

- Approx. 456 m<sup>2</sup> warehouse
- Dual access
- Currently divided into two units
- Industrial use registration
- Excellent transport connections
- Established residential and commercial surroundings
- Potential redevelopment opportunity, subject to planning approval

An attractive investment opportunity in one of

Málaga's evolving urban areas, offering both immediate use and future development possibilities.