

Commercial in Málaga

Reference: R5338399



Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 150

Price: 1,295,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 29th June 2026





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Overview: Located on one of the most picturesque streets in Málaga's historic centre, Calle San Juan, this characterful building offers a rare combination of immediate income and exceptional development potential. With its rooftop overlooking the magnificent tower of Church of San Juan, the property captures the timeless atmosphere of Málaga's old town. Current Layout & Income The ground floor is already fully activated with two street-facing commercial units: A charming café and luggage storage shop catering to the steady flow of visitors in the area Both businesses are operating and together generate a significant annual return based on current leases to 2033, providing investors with a strong, secure income from day one. Upper Floors – Renovation Potential Above the commercial units are two residential floors of approximately 42 m<sup>2</sup> each, currently divided into three rooms and a possible bathroom per level. These floors require full renovation but retain wonderful original features that could be restored to create distinctive living spaces, including: beautiful original Málaga tiles, some original doors and windows, authentic shutters, characterful proportions typical of historic buildings With thoughtful design, these floors could be transformed into stylish apartments, boutique rentals, or an elegant duplex residence. The rooftop terrace is simply spectacular. From here, the view of the historic tower of Church of San Juan creates a magical backdrop. This space offers significant opportunities to add value, whether as a private terrace, rooftop lounge, or unique outdoor entertaining area. This is ■an ■investment ■not ■to ■be missed for a buyer ■with ■vision and ■creativity—offering guaranteed ■returns from the start and ■exciting ■possibilities for value ■creation ■in ■a ■vibrant ■historic ■city.

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Features: