



## listing

PORTUNIDAD INVERSIÓN  
OSTO 2023

## Agent Info

Name: JT Estates  
 Company Name:  
 Country: Spain  
 Experience since: 2010  
 Service Type: Selling a Property  
 Specialties: Buyer's Agent, Listing Agent, Consulting  
 Property Type: Apartments, Houses, Other  
 Phone: +34 (935) 288-361  
 Languages: English, French, Russian, Spanish  
 Website: <https://jt-estates.com>

## Listing details

Property for: Sale  
 Price: EUR 774,000

## Location

Country: Spain  
 Address: Torremolinos  
 Posted: Aug 24, 2023

## Description:

Great investment opportunity with great profitability.  
 TORREMOLINOS, MALAGA AND FUENGIROLA  
 THE SOUTHERN LOGISTICS TRIANGLE

More than 14 industrial estates between Málaga and Fuengirola, leaving Torremolinos and Benalmádena with a great opportunity for growth, since the new urbanizations and installation of companies in the area of influence of the airport and technology park have given rise to the demand for spaces of kept safe, whether for ecommerce, companies and individuals. Added to this, the new law that allows premises to be converted into homes, which lack storage rooms, has been the perfect combination to take advantage of the opportunity to launch Smart Boxes in a privileged location.

Basement of a complete residential building for sale with 206 storage rooms and a new license ready to start the business, turnkey, namely:

Material delivery time: Depending on availability of the assembly equipment.

The budget includes: - Specified materials and their assembly. - Transport by trailer to the destination city, if due to the location of the premises or warehouse it is required to serve in special transport, this added cost will be assumed by the client. - Any modification or expansion will be studied in a separate budget. - Door color according to standard RAL palette. If a color is chosen outside of this palette, it will



incur an added cost.

The budget does not include:

- Modifications to the distribution of storage rooms after acceptance beyond THE COMPANY that involve extra material.

Materials guarantee: THE COMPANY guarantees its materials and assemblies for 1 year from delivery. For the operation of the storage rooms by Smart Boxes, the fee is 14% of the annual turnover and the marketing fee is 25,000 Euros per year.

jt-estates is also parkingya, your real estate agency specialized in the purchase and sale, rental of parking spaces, lots of parking spaces, complete parking lots, marketing of storage rooms, purchase and sale of premises or underground parking to set up a parking lot. project rooms or storage rooms.

## Common

Bedrooms:	1
Bathrooms:	1
Lot Size:	911 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: Negocio Trastero nuevo Torremolinos

