

€ 5,800,000

Ref: R4794574

Commercial Premise for sale in Malaga, Costa del Sol

1073 m² Interior | 1,620 m² Plot |



Property Description

It is a building for productive use with rotating parking use, designed taking into account the important change that this site will experience as soon as the SUNC-R-G. 5 is developed, which will involve the opening of the future Emilio Salgari street giving to the north boundary of approximately 75 m of façade, becoming a corner plot.

A rectangular building of five floors that occupies 100% of the plot is designed. The project pursues two objectives:

- Maximum use for parking surface. For this, a central street and parking on both sides are arranged.
- Autonomy and independence of each of the plants. Which is achieved by creating a continuous circular ramp at the bottom of each floor that does not invade or use the area reserved for parking.

The 6 levels with 217 parking spaces are described as follows:

The basement with cisterns and facilities.

The ground floor is composed of the access area, the control, the rolling area, the washing area and elevators, the staircase and elevator core, the independent hall, the facilities room, a warehouse, six storage areas, a communication ramp with the upper floors of double sense and 28 parking spaces.

The upper floors from the first to the fourth, both included, are distributed in private parking spaces, allowing pedestrian access through the staircase and elevator core that vertically

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communicate the building or by vehicle by means of the double-sided ramp, through automatic barriers. At the bottom of the floor, parallel to the main façade, is the facilities room and the toilet core, one of them accessible, communicated by means of an independent hall. The rest of the floor is occupied by the rolling area, the independent hall of the stairs, two warehouses, a storage area and 37 parking spaces, except on the fourth floor which are 36 parking spaces.

The caisson plant, like the previous plants, is also developed in parking lots, but with the peculiarity of not being covered. The distribution is similar to the lower ones, rolling area, double-sided communication ramp and 42 parking spaces. The only covered surface is the caisson of the staircase and elevator core, with its independent hall.

As a means of sun protection and concealment of vehicles from the air, a pergola with a textile cover such as an awning is arranged.

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