



**Prime Location:** Located in the vibrant La Goleta neighborhood, this space is just a 3-minute walk (250 meters) from the heart of Mlaga’s Historic Center. An unparalleled opportunity for businesses seeking high visibility and access to a heavily trafficked area.

**Prime Location:** Located in the vibrant La Goleta neighborhood, this space is just a 3-minute walk (250 meters) from the heart of Mlaga’s Historic Center. An unparalleled opportunity for businesses seeking high visibility and access to a heavily trafficked area. **Property Features:** Surface Area: Spacious 163 sqm, ideal for a variety of business types. **Year of Construction:** 2008, ensuring modernity and sturdiness. **East Facing:** Benefit from natural light and a warm ambiance in the mornings. **6-Meter Frontage:** A wide front to maximize your visibility. **Ceiling Height of 3.44 meters:** Roomy and comfortable space, perfect for various internal configurations and designs. **Unlimited Potential:** This space is perfect for a range of businesses, from boutiques and art galleries to cafes and offices. Its proximity to the Historic Center makes it a focal point for both tourists and locals. **High Foot Traffic:** La Goleta is known for its lively atmosphere and constant flow of people, ensuring exceptional visibility for your business. **Ideal for Entrepreneurs and Established Businesses:** Whether you’re starting a new venture or looking to expand your business, this 163 sqm space offers the perfect setting for growth and success. **Visit and Discover the Potential:** We invite you to experience firsthand the charm and possibilities of this space. Contact us for a guided tour and start imagining your future here.

#### MORE INFORMATION

#### CONVENIENCE:

**General Amenities:** Renovation Required,  
**Landscape Amenities:** Town,Close To Shops,East,Street,  
**Security Amenities:** Near Transport,