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Commercial in La Mairena

Reference: R3575893



Bedrooms: 1	Bathrooms: 1	M² Build size: 53	Price: 200,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:













Overview:

An exceptional opportunity awaits discerning investors and businesses with this prime commercial unit, ideally situated in the tranquil and highly sought-after area of La Mairena. Nestled in the picturesque hills of the Costa del Sol, in southern Spain, La Mairena is renowned for its stunning natural beauty, panoramic views, and serene atmosphere, offering an unparalleled quality of life and work environment. This superb office space presents an immediate and attractive return on investment, currently rented at a stable €700 per month, ensuring a seamless income stream from day one.

This 53 m² commercial property is more than just an office; it represents a strategic asset in an area experiencing consistent demand. Its classification as a "shop" in some records highlights its versatility, making it suitable for a range of professional uses, from a high-end administrative office or consulting firm to a boutique studio or a specialized retail outlet. The excellent condition of the property signifies a modern, well-maintained interior ready for immediate occupancy or continued rental, eliminating the need for significant upfront renovation costs.

The location of this property is undoubtedly one of its strongest selling points. La Mairena is a prestigious enclave celebrated for its exclusivity and the natural park that encircles it, providing a peaceful escape without sacrificing accessibility. Crucially, the office is positioned immediately adjacent to the esteemed German College, a significant institution that draws a sophisticated and international community to the area. This proximity guarantees a steady flow of potential clients, partners, or tenants, particularly those associated with the school or seeking a professional presence within this well-regarded educational hub. Beyond the college, La Mairena offers easy access to world-class golf courses, pristine beaches, and the vibrant amenities of nearby Marbella and Fuengirola, blending tranquility with convenience.

The intelligently designed 53 square meters offer an efficient and functional layout, optimized to maximize productivity and comfort. Every inch of this commercial space has been considered to provide a professional and welcoming environment. The excellent condition extends to the finishes and infrastructure, ensuring a contemporary aesthetic that aligns with the high standards expected in such a prime location. This ready-to-use attribute is a significant advantage, reducing the typical burdens associated with establishing a new commercial venture.

Comfort is paramount, especially in the warm climate of southern Spain, and this unit is fully equipped with an advanced Air Conditioning system. This essential feature ensures a consistently comfortable internal environment year-round, contributing to the well-being of occupants and enhancing productivity. Furthermore, the property comes Fully Furnished, presenting a turnkey solution for any business. The tasteful and professional furnishings are designed to create an immediate impression, allowing a new tenant or owner to commence operations without delay or the additional expense of outfitting the space. This aspect significantly elevates its appeal as a hassle-free investment.

Adding to its practical amenities, the office includes a convenient Kitchenette. This thoughtful addition provides a dedicated space for staff breaks, preparing light meals, or serving refreshments to clients, enhancing the overall functionality and appeal of the workspace. Such facilities are increasingly valued in modern commercial environments, contributing to a more comfortable and efficient working day.

Security and peace of mind are non-negotiable for any commercial property. This unit is well-secured with robust Electric Blinds, offering not only privacy and light control but also an additional layer of protection against unauthorized access. Complementing this, an advanced Alarm System is in place, providing comprehensive security for valuable assets and confidential information outside of business hours. Accessibility is also well-addressed with readily available Street Parking, ensuring ease for both staff and visiting clients, a practical advantage in many commercial settings.

All essential utilities are fully connected and operational, ensuring seamless business continuity from the moment of acquisition. This includes reliable Electricity, clean Drinkable Water, and a readily available Telephone connection, providing the fundamental infrastructure required for any modern enterprise. This complete suite of services underscores the property's 'turnkey' nature, making it an attractive proposition for those seeking immediate operational capability.

For those seeking a secure and profitable commercial venture on the prestigious Costa del Sol, this office in La Mairena offers an unparalleled combination of location, condition, and immediate income. Its strategic position next to the German College, coupled with its excellent state, comprehensive furnishings, and robust security features, makes it a rare find within the luxury real estate market. Whether you are an investor looking for a stable income stream or a business seeking a prestigious and functional base, this property represents a smart and valuable acquisition. We invite you to experience the potential firsthand.

Key Investment Highlights

Located in the exclusive La Mairena, southern Spain, next to the German College, this 53 m² commercial unit is an outstanding investment. In excellent condition, fully furnished, and equipped with air conditioning, a kitchenette, electric blinds, and an alarm system, it offers immediate rental income of €700 per month. With practical street parking and all utilities connected, it represents a turn-key opportunity for immediate returns in a prestigious setting.

Features:

Air conditioning, Alarm system, Parking