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Luxury Realty
real estate

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Commercial in San Roque

Reference: R4018687



Bedrooms: by request
Bathrooms: by request
M² Build size: 1,467
Price: 950,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:











Overview:

Luxury Realty is proud to present an exceptional commercial offering, a landmark property poised for significant business success in the heart of San Roque, Costa del Sol. This remarkable 1467 m² establishment represents a rare opportunity to secure a prominent, versatile commercial space in one of Southern Spain's most sought-after regions. Located directly on a bustling main avenue, it commands unparalleled visibility and accessibility, ideal for ambitious ventures. Designed with expansive, naturally lit interiors, this property promises to elevate any business concept, from high-end retail to a dynamic corporate hub.

Spanning a colossal 1467 square meters of built area, this magnificent property is intelligently distributed across two levels: an impressive 800 square meters on the ground floor and an additional 600 square meters on the first floor. This generous space provides extraordinary flexibility, allowing for seamless adaptation to virtually any business model. The property's hallmark lies in its predominantly open-plan layout, a design philosophy that champions adaptability and creativity. This blank canvas empowers businesses to configure their ideal operational environment, whether requiring vast showrooms, dedicated customer service areas, partitioned office suites, or expansive fitness zones. Its inherent versatility means the property is perfectly suited for diverse enterprises, including a cutting-edge car dealership, a state-of-the-art gym, a comprehensive supermarket, an elegant furniture showroom, or a multi-purpose retail complex.

One of the most compelling attributes of this commercial gem is the abundance of natural light that bathes its interiors. Architectural elements ensure abundant daylight throughout these expansive spaces, creating an inviting, productive, and aesthetically pleasing environment for both employees and clientele. This natural illumination not only enhances ambiance but also contributes to energy efficiency, aligning with modern business values. Complementing this, the property's strategic positioning on a main avenue guarantees exceptional visibility. Its prominent frontage ensures maximum exposure to both vehicular and pedestrian traffic, offering invaluable branding opportunities and acting as a powerful magnet for customers. This high-profile location is a cornerstone for sustained commercial triumph, ensuring your business captures immediate attention and leaves a lasting impression.

Nestled in the charming, historically rich municipality of San Roque, this property benefits from a prime location within the illustrious Costa del Sol, Southern Spain. San Roque is not merely a 'village' but a vibrant, thriving town, renowned for its picturesque setting and rich cultural heritage, plus proximity to some of Europe's most exclusive destinations. It serves as a gateway to areas of unparalleled luxury such as Sotogrande, home to world-class polo clubs, golf courses, and a prestigious marina. Furthermore, its easy access to Marbella's opulent lifestyle and Gibraltar, an international business hub, positions this property at the epicentre of a dynamic, affluent catchment area. The region attracts a diverse demographic, from discerning international residents and tourists to a robust local community, all contributing to a consistently high volume of potential customers.

Investing in a commercial property of this calibre in San Roque is a strategic move for any forward-thinking enterprise. The Costa del Sol remains a magnet for investment, tourism, and sustained economic growth, making this location an enduring asset. The property's robust 'Good' condition ensures readiness for immediate occupation or adaptation with minimal initial capital outlay on major structural renovations. This means a faster path to market for your business vision. The sheer scale, coupled with its unparalleled location and adaptability, makes this an exceedingly rare offering in the competitive Andalusian commercial real estate market. It represents not just a space, but a platform for unparalleled growth, market dominance, and long-term profitability.

This extensive commercial establishment offers a unique synthesis of space, location, and potential, rarely found in the current market. Whether envisioning a high-volume retail outlet, a premium service centre, or an innovative corporate headquarters, this property provides the foundational elements for remarkable success. Its inherent flexibility, coupled with the strategic advantages of a prime San Roque address on the Costa del Sol, positions it as an outstanding investment opportunity for those seeking to make a significant impact in the Spanish commercial landscape. Discover the boundless possibilities that await your business within this exceptional commercial landmark.

Features: