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Commercial in Manilva

Reference: R4040122



Bedrooms: by request
Bathrooms: by request
M² Build size: 600
Price: 300,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size: 299













Overview:

Luxury Realty is delighted to present an exceptional industrial property, strategically located in the vibrant commercial heart of Manilva, on Spain's illustrious Costa del Sol. This distinguished offering represents a compelling investment opportunity for discerning enterprises seeking a robust operational base in one of Europe's most dynamic and economically flourishing regions. With its generous dimensions and intelligent design, this facility is poised to become a cornerstone for logistics, manufacturing, or distribution activities.

Nestled in the southwest corner of the province of Málaga, Manilva embodies a unique blend of traditional Andalusian charm and burgeoning commercial development. While celebrated for its picturesque coastline, the renowned Puerto de la Duquesa, and delightful vineyards, Manilva is rapidly emerging as a strategic hub for commercial and industrial operations. Its position offers superb connectivity to major transport routes, including the A-7 coastal highway, facilitating efficient access to international airports such as Málaga-Costa del Sol and Gibraltar, as well as to significant population centers across Andalucía. This advantageous geographical placement ensures that any business operating from this Manilva address benefits from seamless supply chain management and broad market reach.

The Costa del Sol, a globally recognized destination, is not merely a tourist haven but also a formidable economic powerhouse. Its robust infrastructure, growing population, and sustained inward investment create a fertile ground for business expansion and commercial prosperity. The region's appeal extends beyond its stunning natural beauty, drawing in a diverse international community that fuels a constant demand for goods and services. Investing in a commercial property here, particularly in a well-situated area like Manilva, means aligning with a trajectory of sustained growth and unlocking substantial potential for capital appreciation and rental yield in a stable, European market. The 'Commercial Area' designation confirms its suitability for a wide array of business activities, benefiting from established local networks and infrastructure designed for industrial use.

This impressive industrial building boasts a substantial built area of 600 m², thoughtfully constructed across two levels to maximize operational efficiency and versatility. The property sits on a secure and manageable plot of 299 m², providing ample space for direct access, loading and unloading zones, and potentially dedicated parking for staff or visitors. The exterior of the facility, though functional, maintains a professional appearance, reflecting the high standards expected by Luxury Realty clients. Its "Good" condition category indicates a well-maintained structure, ready for immediate occupancy without the need for extensive initial renovations, allowing for a swift commencement of operations.

The interior architecture is specifically tailored for industrial functions, offering expansive, unobstructed warehouse space across its two floors. A crucial feature elevating the functionality of this property is the integrated cargo lift, an indispensable asset for businesses requiring seamless vertical movement of goods, materials, or equipment. This feature significantly enhances logistical efficiency and safety, making multi-level operations as smooth as possible. Furthermore, the inclusion of a substantial 25,000-liter water tank provides an invaluable resource, ensuring a reliable water supply for industrial processes, fire safety measures, or even potential future expansion needs, adding an extra layer of operational security and self-sufficiency.

Beyond the primary industrial areas, this facility intelligently incorporates essential ancillary spaces designed to support a modern business operation. Dedicated office spaces offer a professional environment for administrative tasks, client meetings, and management functions, allowing for a clear separation between production and corporate activities. For the comfort and convenience of staff, the property includes an equipped kitchen, providing a pleasant area for breaks and meals. Additionally, a well-appointed bathroom with a shower ensures full facilities are available on-site, a significant benefit for staff working extended hours or in demanding roles, reflecting a thoughtful approach to employee welfare and operational readiness.

Categorized unequivocally as an 'Investment' by Luxury Realty, this property in Manilva is more than just a building; it is a strategic asset. Its 'Good' condition signifies that the initial capital outlay can be focused on operational setup rather than extensive refurbishment. The demand for well-located, functional industrial and commercial premises in Southern Spain continues to grow, driven by e-commerce expansion, regional development, and international trade. This facility presents a rare opportunity to acquire a robust asset in a high-growth area, promising strong rental yields if leased, or providing a stable, appreciating base for an owner-occupied business. It is perfectly suited for a range of uses, from a sophisticated logistics hub and distribution center to a light manufacturing plant, or even a professional storage solution.

Do not miss the chance to capitalize on this prime industrial offering in one of Europe’s most coveted locations. This Manilva property provides the perfect blend of strategic location, comprehensive facilities, and significant investment potential. Whether you are looking to expand your current operations, establish a new venture in Southern Spain, or acquire a valuable asset for your investment portfolio, this industrial building stands out as a superior choice. Contact Luxury Realty today to arrange a private viewing and discover how this exceptional property can meet and exceed your commercial objectives.

Features:

Investment