Commercial in Cancelada

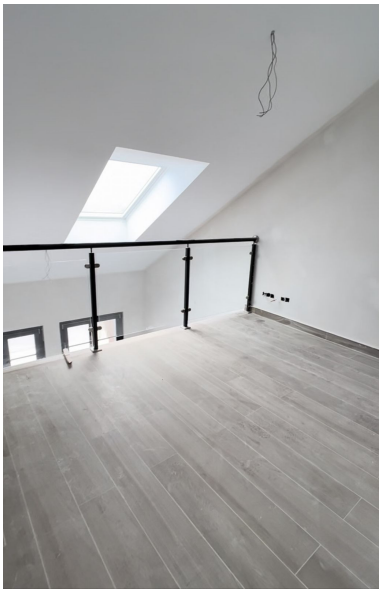
Reference: R4192690



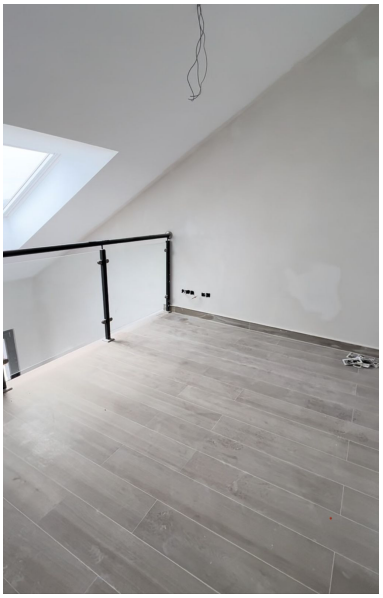
Bedrooms: by request
Bathrooms: by request
M² Build size: 2,163
Price: 5,000,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size: 630













Overview:

Luxury Realty is proud to present an extraordinary investment opportunity in the heart of Cancelada, one of Southern Spain's most sought-after and rapidly developing areas. Nestled on the sun-drenched Costa del Sol, Cancelada offers a perfect blend of traditional Andalusian charm and modern luxury living. Its strategic location provides effortless access to world-class golf courses, pristine beaches, the exclusive marina of Puerto Banús, and the vibrant culture of Marbella, all within a short drive. This meticulously designed mixed-use building stands as a beacon of modern architecture and sustainable living, offering a diversified portfolio of residential and commercial units, making it an ideal acquisition for discerning investors seeking both immediate returns and significant long-term appreciation in a prime European location.

The residential component of this exquisite property comprises eleven meticulously crafted apartments, each designed to the highest standards of contemporary luxury and comfort. The variety of configurations ensures broad appeal to a diverse tenant base, from couples and small families to professionals and holidaymakers. Specifically, the building features four spacious apartments, each boasting two well-appointed bedrooms and two elegant bathrooms. These units are characterized by their open-plan living areas, an abundance of natural light streaming through large windows, and premium finishes throughout, providing a comfortable and stylish living environment. The kitchens are equipped with state-of-the-art appliances, and bathrooms feature contemporary fixtures and sophisticated tiling, reflecting a commitment to quality and sophisticated design that appeals to high-end tenants.

Adding to the residential appeal are five chic loft apartments, each featuring one bedroom. These lofts offer a unique urban living experience, with their high ceilings, expansive windows, and innovative open-plan layouts that maximize both space and natural light. Perfect for individuals or couples seeking a modern, minimalist aesthetic coupled with practical functionality, these units are highly desirable in the dynamic rental market of Southern Spain. Furthermore, the building includes two generous apartments, each comprising three bedrooms and two bathrooms. These larger units are ideally suited for families or those requiring additional space, offering expansive living areas, master suites with luxurious en-suite bathrooms, and ample room for relaxation, entertainment, and work-from-home setups. Every residential unit has been thoughtfully designed to provide maximum comfort, privacy, and aesthetic appeal, attracting a high-caliber tenant pool.

Complementing the residential offerings are three strategically located commercial units, totaling an impressive 400 square meters. These versatile spaces present an exceptional opportunity for various businesses, from upscale boutiques and gourmet eateries to professional offices, art galleries, or health and wellness centers. Situated in a thriving area, these commercial units benefit from excellent visibility and consistent foot traffic, ensuring a steady stream of clientele and strong commercial viability. The substantial size of these units allows for flexible interior customization, enabling tenants to tailor the space precisely to their operational needs and brand identity. This commercial aspect not only diversifies the income stream for investors but also enhances the overall vibrancy and utility of the building for its residents, contributing to a self-sustaining and desirable community environment within Cancelada.

Beyond the individual units, the building offers a suite of premium amenities that significantly elevate the living and working experience for all occupants. A secure, spacious underground parking facility provides ample space for residents and commercial tenants, offering unparalleled convenience and peace of mind in a bustling urban setting, eliminating the typical challenges of parking. Furthermore, each apartment is allocated a dedicated storage room, a highly valued feature that provides essential extra space for belongings, personal equipment, or seasonal items, thereby decluttering living areas and adding significant appeal for long-term residents seeking practical advantages and enhanced living comfort. These practical additions underscore the thoughtful design and consideration for modern living requirements.

One of the crowning features of this exceptional property is its magnificent rooftop terrace, which hosts a sparkling communal swimming pool. This elevated oasis offers residents a luxurious escape with breathtaking panoramic views of the surrounding Cancelada landscape and, potentially, glimpses of the shimmering Mediterranean Sea. The rooftop area is meticulously designed for leisure and relaxation, providing an exclusive space for sunbathing, social gatherings, al fresco dining, or simply unwinding after a long day while enjoying the beautiful Andalusian climate. This high-end amenity significantly enhances the lifestyle offering of the building, making it a standout choice in the competitive rental market of Southern Spain and a major draw for prospective tenants.

Demonstrating a strong commitment to environmental responsibility and long-term cost efficiency, the building is equipped with state-of-the-art solar panels. These panels not only significantly reduce the building's carbon footprint but also contribute to lower energy consumption and operational costs, benefiting both the property owner and the tenants through reduced utility expenses. This eco-friendly feature is increasingly attractive to modern tenants and businesses who prioritize sustainability, positioning the property as a forward-thinking and environmentally conscious investment. The integration of renewable energy sources adds substantial value, aligning with global trends towards green initiatives and providing a tangible financial benefit to the building's overall profitability and attractiveness in the market.

From an investment perspective, this property represents a truly outstanding opportunity. The building is currently fully rented out, demonstrating robust demand and ensuring immediate, uninterrupted income generation from the moment of acquisition. This strong occupancy rate is a testament to the quality of the property, its highly desirable location in Cancelada, and the excellent amenities it offers. Furthermore, the property generates an impressive profitability benefit of 6% rentability. This highly attractive yield surpasses many traditional investment avenues and underscores the stability and lucrative potential of this asset in a prime European real estate market. The diversified income stream from both residential and commercial units further de-risks the investment, providing a resilient and consistent return on capital.

Investing in this magnificent mixed-use building in Cancelada means acquiring a prime asset in a growth-oriented region of Southern Spain. With its blend of luxury residential apartments, versatile commercial spaces, premium amenities, sustainable features, and strong financial performance, this property is an exceptional proposition for institutional investors, family offices, or high-net-worth individuals looking to expand their portfolio with a high-yielding, meticulously managed, and strategically located asset. Luxury Realty invites you to explore this unparalleled opportunity to own a significant piece of the thriving Costa del Sol. This is more than just a property; it is a meticulously crafted investment poised for sustained success and substantial capital appreciation in one of Europe's most desirable destinations.

Features:

New development, Pool, Air conditioning, Heating, Sea views, Lift, None, Parking, Holiday Home, Investment, None, Resale