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# Commercial in Aloha

Reference: R4203601




Bedrooms: by request

Bathrooms: by request

M² Build size: 523

Price: 5,000,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty is proud to present an unparalleled investment opportunity in one of Southern Spain's most coveted and dynamic commercial districts. We are offering an exclusive portfolio of three prime commercial units, strategically positioned front-line in the prestigious Aloha Gardens. This is more than just a purchase; it is an acquisition of a fully operational, high-yielding business asset within a micro-location synonymous with affluence, high footfall, and consistent demand. For the discerning investor seeking immediate returns and long-term stability, this offering represents the pinnacle of commercial real estate investment in the Costa del Sol.

Aloha Gardens, nestled within the vibrant heart of Nueva Andalucía, Marbella, stands as a beacon of commercial activity and luxurious lifestyle. This area is renowned for its lively atmosphere, exquisite dining, sophisticated entertainment, and its magnetic appeal to both a thriving international residential community and a constant stream of high-spending tourists. Being "front-line" in Aloha Gardens signifies unparalleled visibility and accessibility, factors that are critical to the enduring success of any commercial venture. The presence of established and highly successful businesses such as TUK-TUK, STUDIO 68, and LIVING ROOM within this portfolio underscores the robust commercial viability and the constant flow of discerning clientele drawn to this particular stretch of prime real estate. This location is not merely a point on a map; it is a bustling hub, a lifestyle destination, and a proven marketplace.

Each of the three commercial units included in this portfolio has been thoughtfully designed and maintained to maximise its operational potential and tenant satisfaction. A significant advantage in such a bustling area is the provision of good accessible parking, a feature that enhances convenience for customers and staff alike, thereby contributing directly to the tenants' business success and, consequently, to the stability of your rental income. Furthermore, each unit boasts expansive terraces, a highly desirable asset in the sunny climate of Southern Spain. These large outdoor spaces are invaluable for businesses, particularly those in the hospitality and leisure sectors – as evidenced by the current tenants. They allow for increased seating capacity, create an inviting ambience, and provide crucial additional square footage for al fresco dining, events, or retail displays, significantly boosting revenue potential and attracting a larger customer base. The intrinsic value of these features in a high-demand area cannot be overstated, ensuring both continued tenant interest and premium rental yields.

This offering is a truly exceptional opportunity to invest in a high-yielding rental business with a proven track record. The cornerstone of this investment's appeal is its immediate and sustained profitability: all three units are currently rented to long-term clients. This means that from the moment of acquisition, you will benefit from a consistent and substantial income stream, eliminating the typical vacancy risks and market entry challenges associated with new commercial ventures. These are not speculative assets; they are fully occupied, cash-flow positive properties generating immediate returns. The long-term nature of the rental agreements with established businesses further solidifies the investment's stability, providing peace of mind and predictable financial forecasting for the astute investor. This is passive income perfected, backed by the enduring strength of the Marbella commercial market.

The economic resilience and continuous growth of the Costa del Sol, particularly the Marbella-Nueva Andalucía corridor, make it an exceptionally attractive region for commercial property investment. The area benefits from strong year-round tourism, a thriving expatriate community, and a consistently high demand for quality commercial spaces that cater to a sophisticated clientele. Investing in Aloha Gardens is not just about today's returns; it's about securing a foothold in a market that has demonstrated consistent appreciation and future growth potential. These units represent a rare chance to own a piece of this prosperous landscape, ensuring your investment is well-positioned for both immediate yield and significant capital appreciation over time. Luxury Realty’s meticulous selection process ensures that only opportunities of this calibre are presented to our esteemed clients, reflecting our commitment to excellence and unparalleled market insight.

We understand that an investment of this significance requires comprehensive due diligence. Therefore, we extend a warm invitation to serious investors to request more detailed information. Our team is fully prepared to provide comprehensive documentation regarding the current rental agreements, historical yield performance, and future projections. All inquiries will be handled with the utmost discretion and professionalism, ensuring complete confidentiality throughout the process. This is a rare occasion to acquire a turnkey, high-performing commercial asset in one of Europe’s most sought-after locations. Do not miss the chance to enhance your investment portfolio with this meticulously curated selection of commercial units in the vibrant heart of Aloha Gardens.

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Contact Luxury Realty today to unlock the full potential of this premier investment opportunity and take the next step towards securing your financial future in Southern Spain.

Features: