+34 604 489 646

info@luxury-realty.com

Commercial in Aloha

Reference: R4218094



Bedrooms: by request

Bathrooms: by request

M² Build size: 191

Price: 700,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:













Overview:

Welcome to an unparalleled investment opportunity nestled in the heart of Nueva Andalucía, Marbella's prestigious Golf Valley. Luxury Realty is proud to present a premium collection of office suites located in the highly coveted Aloha area of Southern Spain. Positioned front-line to the vibrant Aloha Gardens commercial hub, this property offers not just exceptional accessibility and visibility, but also places you at the epicentre of a thriving international community. This strategic location ensures proximity to world-class golf courses, the glamorous Puerto Banús, and a comprehensive array of upscale amenities, making it a truly desirable business address and a sound investment.

This exclusive offering comprises a group of meticulously maintained office spaces, strategically situated above a bustling commercial centre. This advantageous elevated position provides tenants with both prestige and convenience, offering direct access to a dynamic commercial environment, yet maintaining a professional and private working atmosphere. The versatility of these suites is remarkable, designed to cater to a diverse range of professional enterprises, from corporate headquarters and financial consultancies to innovative tech firms or boutique legal practices. Each unit boasts generous proportions, ensuring spacious and adaptable layouts that foster productivity and comfort for any business operation.

The entire portfolio of office suites is presented in exemplary condition, reflecting a commitment to quality and meticulous upkeep. Investors will appreciate a turnkey solution, as these premises require no immediate refurbishment or significant capital expenditure. High-quality finishes, contemporary design elements, and robust infrastructure underscore the premium nature of these spaces. Abundant natural light permeates the interiors, creating an inviting and energizing work environment. Modern amenities, including efficient HVAC systems and high-speed internet readiness, ensure optimal functionality for today’s demanding businesses, guaranteeing tenant satisfaction and sustained occupancy.

What truly elevates this property into a distinguished investment class is its immediate and robust income-generating profile. Currently, all office units are securely leased to long-term tenants, providing an instant and reliable revenue stream from the moment of acquisition. This established occupancy eliminates the common risks and void periods associated with commercial property investments, offering unparalleled stability. These tenants represent reputable and stable businesses, ensuring consistent rental payments and minimizing management overheads for the new owner, making it an ideal choice for a hands-off investment strategy.

The current rental agreements are structured to yield an exceptionally high rental return, positioning this asset as a cornerstone for any income-focused investment portfolio. This strong Return on Investment (ROI) is a direct testament to the prime location, the superior quality of the premises, and the sustained high demand for premium commercial space within the sought-after Aloha market. Such opportunities to acquire a cash-flowing asset with immediate returns in a region renowned for its consistent property value appreciation are rare and highly sought after by discerning investors looking to optimize their capital deployment.

Beyond the immediate financial benefits, the strategic location of Aloha itself amplifies the long-term value proposition. Aloha is more than just a postcode; it represents a lifestyle and a savvy business decision. Nestled within Marbella’s internationally acclaimed Golf Valley, it attracts a sophisticated and affluent demographic, comprising both permanent residents and a steady influx of high-net-worth visitors. This provides a rich potential client base and a vibrant professional network for businesses operating from these suites. Being front-line to Aloha Gardens grants direct access to a plethora of popular restaurants, chic cafes, essential services, and luxury boutiques, significantly enhancing the appeal for tenants and ensuring consistent foot traffic and visibility for their operations.

The broader economic landscape of Southern Spain further underpins the enduring value of this investment. The region benefits from a robust and resilient tourism sector, a continually growing expatriate community, and significant ongoing infrastructure development. These factors collectively contribute to a dynamic and expanding commercial environment, ensuring sustained demand for high-quality office space. Investing in Aloha means securing a stake in a region characterized by economic stability, a favourable business climate, and a lifestyle that attracts global talent and investment, promising both capital appreciation and consistent rental growth.

At Luxury Realty, we specialize in identifying and presenting investment opportunities that meet the exacting standards of our discerning clientele. This portfolio of office suites perfectly embodies the kind of secure, high-yield asset that complements a sophisticated investment strategy. It offers a tangible, income-producing property with immediate financial returns, coupled with the inherent prestige and capital growth potential associated with a prime Marbella address. This is not merely a real estate acquisition; it is a strategic enhancement to a robust investment portfolio, offering both substantial financial security and unparalleled peace of mind.

For the astute investor seeking to diversify their portfolio with a high-performing commercial asset in one of Europe’s most desirable locations, this exceptional offering in Aloha presents an unmissable prospect. Seize the opportunity to benefit from immediate cash flow, established and reliable tenancy, and the undeniable prestige of a prime Marbella business address. Secure your stake in a thriving economic hub that promises both stability and growth. We invite serious inquiries to explore the full potential of this remarkable investment. Contact Luxury Realty today for a private consultation and a comprehensive financial overview.

Features:

Air conditioning, Parking