+34 604 489 646

info@luxury-realty.com

## Commercial in Benalmadena

Reference: R4686298



Bedrooms: by request
Bathrooms: by request
M² Build size: 1,435
Price: 1,800,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional commercial property in the heart of Benalmádena, a jewel on Spain's sun-drenched Costa del Sol. This strategic canvas offers an unparalleled combination of size, prime location, and immense potential for grand entrepreneurial visions in this sought-after Southern Spanish destination.

Benalmádena, on Andalusia's beautiful Mediterranean coastline, embodies vibrant Spanish lifestyle and modern convenience. Renowned for its stunning beaches, bustling marina, charming Old Town, and thriving tourist economy, it attracts millions year-round. Within the prestigious Las Ventas Shopping Centre, this property provides direct access to Benalmádena's best. Moments from the Arroyo de la Miel commercial hub, with swift motorway access and proximity to pristine beaches, ensuring maximum visibility and accessibility—a prime location for ambitious enterprise.

---

## The Property: Vast, Versatile, & Feature-Rich Ground Floor

This exceptional ground-floor commercial unit boasts an impressive 1,435.70 m², intelligently divided into three distinct deeds: two 70 m² units and a colossal main unit spanning 1,295.70 m². Offering remarkable flexibility for single or diverse ventures.

Commanding 15 linear meters of street frontage, the property ensures excellent visibility. Meticulously prepared, the interior features robust infrastructure: 45,000 watts of power, extensive fluorescent lighting, hot/cold water, and natural gas installation for optimal operational efficiency.

A truly unique amenity is the magnificent heated indoor swimming pool (15 x 8 m, 220 m³) with fully tiled changing rooms. This instantly adds immense value, ideal for wellness, sports, or leisure businesses.

---

## Limitless Potential & Strategic Expansion Options

The versatility of this vast space is remarkable, suited for almost any enterprise. Envision a state-of-the-art office center, a premier gym, sports center, or luxurious spa leveraging the indoor pool. Also perfect for daycare, warehouse, or furniture storage.

Retail potential is vast: ideal for high-end furniture, hardware, lighting, DIY stores, discount outlets, or a major supermarket (OpenCor, Eroski, Carrefour Express). Alternatively, it suits a cutting-edge medical center, rehabilitation/beauty clinic, or an exclusive private club/restaurant.

Adding to this compelling offer are unique opportunities for synergistic expansion. You have the exclusive option to acquire CENTRO BUCEO BENALMÁDENA S.L., an established and reputable dive center business, available for an additional €200,000. Operational since 1992, with 33 years experience and all vocational qualifications.

Moreover, an invaluable option exists to purchase an adjacent 870 m² basement unit, including 25 dedicated parking spaces, for an additional €870,000. Internally connected, this unit expands utility for storage, private parking, or further growth.

---

## Investment Snapshot

Sale Price for Main Units (1,435.70 m²): €1,800,000

Price per Square Meter: €1,254/m²

Community Fees: €492.98/month

Property Tax (IBI): Main unit (€3,796), Two 70 m² units (€643.55 each).

---

This is a rare opportunity to secure a substantial, versatile, and strategically located commercial asset in one of Southern Spain's most dynamic coastal towns. Its scale and flexibility will turn your ambitions into reality. Contact Luxury Realty today to arrange a private viewing and explore the boundless potential that awaits.

---

In compliance with Law 10/2025 of December 28th, on customer service and transparency, consumers are hereby informed that the indicated prices do not include expenses related to the purchase of real estate as per current legislation (Property Transfer Tax 7% or as per law, notary fees, property registration fees, etc.). There are no real estate brokerage fees in addition to the sale price.

---

Features:

Pool, Air conditioning, Investment