+34 604 489 646

info@luxury-realty.com

Commercial in Selwo

Reference: R4742365



Bedrooms: by request
Bathrooms: by request
M² Build size: 18
Price: 17,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an unparalleled investment opportunity on the prestigious Costa del Sol: a distinguished portfolio of 11 generously sized parking spaces located within the highly sought-after Selwo district of Estepona, Southern Spain. These assets represent a strategic acquisition for the savvy investor, offering both immediate utility and significant long-term appreciation potential in one of Europe's most desirable coastal regions. This exclusive offering is ideal for diversifying portfolios with tangible, high-demand assets, securing a steady income stream and capital growth.

Each of the 11 available parking spaces boasts an impressive individual size, ranging from a substantial 18 to 24 square meters. This generous sizing ensures ample room and ease of maneuverability for a wide variety of vehicles, a crucial advantage in any prime location. Situated across different blocks within the exclusive communities of Sunset Golf and La Resina, these spaces benefit from integration into well-maintained, secure residential environments. This prime positioning guarantees convenience for residents and visitors, minimizing the challenge of finding secure, accessible parking in a densely populated area, aligning perfectly with Luxury Realty's standards.

The strategic location of these parking spaces is their most compelling asset. Nestled within Estepona's vibrant Selwo district, on Spain's illustrious Costa del Sol, this area epitomizes luxury living, world-class golf, and Mediterranean landscapes. Estepona, often lauded as the "Garden of the Costa del Sol," has undergone significant revitalization, becoming a highly attractive destination for both permanent residents and international tourists. The Selwo area, specifically, is experiencing robust growth, characterized by new upscale residential developments like Sunset Golf and La Resina, alongside high-end leisure facilities. Its proximity to major transportation routes, including the A-7 coastal highway, offers excellent connectivity to Marbella, Puerto Banús, and Malaga International Airport, making it a pivotal hub. The constant influx of people, coupled with the inherent scarcity of convenient, secure parking in prime locations, ensures perpetually high demand. Investing here means capitalizing on Estepona's upward trajectory, where property values and rental demand continue to climb, solidifying its status as a premier European destination.

From a financial perspective, this offering presents exceptional value and compelling returns. Individually, the parking spaces are competitively priced from €17,000 to €21,000 per unit. Significantly, the official cadastral value for each space is €29,400, highlighting substantial immediate equity upside for discerning buyers. For investors aiming for scale, a special opportunity allows acquisition of the entire portfolio of 11 spaces for a consolidated price of €200,000. This bulk purchase provides a considerable discount, averaging €18,181 per space, and streamlines management. The income-generating potential is highly attractive, with anticipated rental income ranging from €80 to €130 per month per space. This translates to an annual gross income of €960 to €1,560 per space, yielding a robust gross rental yield of 4.7% to 7.4% per annum on individual purchases. For the complete portfolio, annual gross rental income could range from €10,560 to €17,160, offering an impressive gross rental yield of 5.28% to 8.58% per annum. These strong yields, combined with the low-maintenance nature of parking assets, ensure predictable income and high occupancy in a high-demand market.

Seize this exceptional opportunity to invest in a tangible asset with proven demand and robust financial performance in one of Southern Spain's most dynamic regions. Whether expanding an existing portfolio or seeking a secure, high-yield entry, these premium parking spaces in Selwo, Estepona, offer an intelligent pathway to wealth creation. Luxury Realty is committed to providing unparalleled service and expertise. Contact us today to schedule a personalized viewing, obtain further detailed information, or to discuss how this exclusive investment aligns with your financial objectives. Our dedicated team awaits your inquiry to facilitate your next successful acquisition on the beautiful Costa del Sol.

Features: