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Luxury Realty
real estate

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## Commercial in Manilva

Reference: R4975234




Bedrooms: 10
Bathrooms: 10
M² Build size: 515
Price: 999,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is proud to present an extraordinary and meticulously renovated building, perfectly situated on Calle Mar in the vibrant core of Manilva Pueblo. This impressive 515 m² property, boasting five independent apartments and a fully equipped commercial bar/cafeteria space, represents a unique and lucrative investment opportunity in one of the most charming towns on the Costa del Sol, Southern Spain. Having undergone a comprehensive renovation completed in September 2024, this building offers contemporary living and turnkey commercial potential, ready to generate immediate returns.

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## Prestigious Location and Lifestyle

Nestled in the historical and bustling heart of Manilva Pueblo, this exceptional property benefits from an unrivalled location. Calle Mar is a central artery, placing residents and patrons steps away from essential amenities and local attractions. Imagine having the convenience of a pharmacy, tobacco shop, lottery administration, and the Town Hall all within a stone's throw. The immediate vicinity is also rich with traditional bars, quaint shops, and lively plazas, offering an authentic Spanish village experience. Manilva Pueblo, with its whitewashed houses, narrow streets, and rich history, provides a serene yet connected lifestyle, while being just a short drive from the stunning beaches and marinas of the Costa del Sol. Its strategic position in Southern Spain ensures excellent accessibility and a constant flow of both local and international visitors, enhancing the appeal of both the residential and commercial components of this building.

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## A Masterfully Renovated Property: Design & Functionality

This substantial 515 m² building has been thoughtfully renovated to the highest standards, ensuring modern comforts, aesthetic appeal, and optimal functionality. Every detail has been considered to provide a premium experience for residents and a thriving environment for the commercial establishment. The entire building is supplied by an efficient underground tank/cistern with a capacity of 6m³, ensuring a consistent and reliable water supply. With a total of 10 bedrooms and 13 bathrooms across the residential units, complemented by generous living spaces and ample natural light, this property is designed for both comfort and profitability.

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## Detailed Floor Plan & Income Potential

### Ground Floor: (138.65 m²) – Commercial & Residential Synergy

The ground floor features a prime commercial space, a fully equipped bar/cafeteria ready for immediate operation. This turnkey establishment benefits immensely from its high-visibility, central location, promising robust foot traffic and significant income potential. Adjacent to the commercial space, a charming independent apartment offers a living room, a modern kitchen, one toilet, one full bathroom, and a comfortable bedroom. This unit is ideal for an owner-operator, a long-term rental, or as a convenient guest suite. The invaluable 6m³ underground cistern is also located on this level, serving the entire building.

### First Floor: (164.33 m²) – Spacious & Versatile Living

The first floor hosts two distinct and elegantly appointed apartments. The first is a generous unit comprising a spacious living room, a contemporary kitchen, two full bathrooms, and three well-proportioned bedrooms – perfect for families or longer stays. The second apartment offers a comfortable living room, a fitted kitchen, a private terrace for al-fresco enjoyment, two bathrooms, and one bedroom. This floor also includes a dedicated storage/laundry room, adding convenience for residents.

### Second Floor: (164.34 m²) – Elevated Living with Terraces

The second floor continues the theme of luxurious living with two more exceptional apartments. One expansive unit boasts a bright living room, a modern kitchen, a private terrace offering charming village vistas, two bathrooms, and three spacious bedrooms. The adjacent apartment features a comfortable living room, a fully equipped kitchen, another private terrace, two bathrooms, and two bedrooms. The inclusion of multiple terraces across the upper floors significantly enhances the living experience, providing private outdoor sanctuaries.

### Third Floor: (47.23 m²) – Rooftop Potential

The uppermost level comprises a versatile storage room and a substantial open terrace. This area presents exciting possibilities, whether for communal use, a private penthouse terrace extension, or simply as additional storage for the building. The terrace offers panoramic views over the picturesque Manilva Pueblo, providing a serene escape.

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## Key Features & Amenities

- Total Built Area: 515 m²
- Total Terrace Area: 40 m²
- Residential Units: 5 independent apartments (10 Bedrooms, 13 Bathrooms total)
- Commercial Unit: 1 fully equipped bar/cafeteria (Ground Floor)
- Condition: Recently Renovated (September 2024), excellent throughout.
- Orientation: South-facing, ensuring abundant natural light.
- Climate Control: Integrated Air Conditioning (Hot & Cold A/C) in all units.
- Kitchens: All kitchens are fully fitted with modern appliances.
- Furnishing: Property is offered fully furnished, enhancing its immediate rental appeal.
- Features: Fitted Wardrobes, Near Transport, WiFi, Storage Rooms, Utility Room, Ensuite Bathrooms, Double Glazing, Near Church, Fiber Optic internet readiness.
- Water Supply: Private 6m³ underground cistern for building supply.
- Parking: Convenient street parking available.
- Views: Charming Urban and village views.

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## An Investor's Dream on the Costa del Sol

This remarkable multi-unit building in Manilva Pueblo is more than just a property; it's a strategically positioned asset offering diverse income streams and significant capital appreciation potential. Whether you envision a boutique apartment complex for holiday rentals, long-term residential leases, a bustling commercial venture, or a combination of all, this renovated building provides the flexibility and prime location to achieve your investment goals. Its position in the heart of Manilva, a gem of Southern Spain, ensures enduring appeal to both residents and tourists seeking an authentic Costa del Sol experience.

Do not miss this exceptional opportunity to acquire a high-value, turn-key property in a coveted location. Contact Luxury Realty today for a private viewing and discover the full potential of this magnificent Manilva offering.

Features:

Air conditioning, Heating, Parking, Resale