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Luxury Realty
real estate

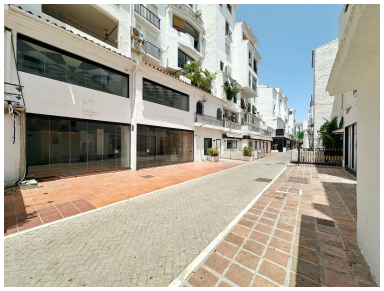
info@luxury-realty.com

Commercial in Puerto Banús

Reference: R5073103



Bedrooms: by request
Bathrooms: by request
M² Build size: 219
Price: 2,500,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is honoured to present an unparalleled commercial property for acquisition, perfectly positioned in the vibrant heart of Puerto Banús, Southern Spain. More than just a location, Puerto Banús stands as a globally recognised emblem of opulence, sophistication, and a quintessential Mediterranean lifestyle. This exclusive offering is not merely a commercial space; it represents a strategic gateway to one of the world's most affluent and high-traffic destinations, promising an extraordinary canvas for visionary enterprises.

Nestled along the sun-drenched Costa del Sol, Puerto Banús is synonymous with extravagant yachts, haute couture, gourmet dining, and a magnetic allure that draws discerning individuals from across the globe. As a premier marina and luxury resort area in Andalucía, Southern Spain, its reputation precedes it, making it a coveted address for leading brands and high-net-worth investors alike. This exceptional property benefits from its privileged position, a mere 100 metres from the glistening Mediterranean Sea, placing it at the epicentre of an unrivalled luxury ecosystem.

This magnificent commercial premises offers an expansive total built area of 218 m², meticulously distributed across two versatile floors. The thoughtful design maximises both functionality and aesthetic appeal, providing generous open-plan spaces that can be seamlessly adapted to a multitude of high-end business concepts. Whether envisioning a flagship luxury boutique, an exclusive fine dining establishment, a sophisticated art gallery, or a state-of-the-art service-oriented enterprise, the architectural flexibility of this space is truly exceptional.

Design & Dimensions for Discerning Ventures

The property's two open-plan floors are a testament to contemporary commercial design, crafted to facilitate a dynamic flow and optimise customer engagement. The ground level offers an ideal setting for a captivating retail display or an inviting reception area, drawing in the constant stream of affluent foot traffic. The upper floor presents a perfect opportunity for creating an exclusive VIP lounge, private offices, bespoke consultation suites, or a secluded dining experience, allowing for a clear distinction between customer-facing operations and essential operational or administrative spaces.

A crowning jewel of this offering is the expansive 35 m² private terrace. This coveted al fresco domain provides an invaluable extension to the interior space, opening up a myriad of possibilities. Imagine an elegant outdoor lounge where clients can relax, a chic tasting area for gourmet offerings, an eye-catching brand display that captures attention, or a sophisticated reception space under the warm Marbella sun. This terrace not only enhances the property's overall appeal but also significantly boosts its commercial potential, offering a unique opportunity for outdoor engagement in a premium setting.

Beyond its aesthetic and spatial advantages, the property is equipped with all the essential infrastructure to ensure seamless operation and utmost comfort. It features three fully equipped bathrooms, strategically distributed to cater efficiently to both staff and clientele, ensuring convenience and privacy. Furthermore, the premises boast an advanced security alarm system, providing peace of mind and robust protection for valuable assets. The modern infrastructure, designed with high energy efficiency in mind, underscores a commitment to sustainable operation and reduced overheads, aligning with contemporary business demands.

A Strategic Address Amidst Global Prestige

Location is undeniably paramount, and this property commands one of the most strategic positions within Puerto Banús. Situated on one of its busiest commercial streets, it benefits from constant, high-volume foot traffic throughout the year, with a notable surge during the peak seasons. This consistent flow comprises a diverse and economically powerful demographic, including international tourists, high-net-worth residents, and discerning shoppers, all seeking the unparalleled luxury experiences that Puerto Banús famously delivers.

The surrounding area forms an ultra-premium ecosystem, a fully consolidated nexus of global luxury brands and exclusive lifestyle offerings. Within steps, one finds the flagship stores of world-renowned haute couture designers, an array of gourmet restaurants offering exquisite culinary journeys, and exclusive beach clubs that define the sophisticated leisure scene. The proximity to 5-star hotels, high-end car dealerships, prestigious art galleries, and the iconic marina brimming with superyachts further solidifies this location as a beacon of global glamour and affluence. This synergy creates an unmatched commercial magnetism, offering unparalleled visibility and market penetration for any business.

For the astute investor, this property represents an extraordinary opportunity to achieve high returns in a market renowned for its capital appreciation and consistent demand for luxury. For the ambitious entrepreneur, it is an invitation to elevate their brand, to make a definitive statement, and to establish a formidable presence in one of the most sought-after and glamorous destinations in the Mediterranean. This is more than just a commercial premises; it is a gateway to unparalleled success and enduring legacy within the vibrant tapestry of Puerto Banús.

Seize this rare offering from Luxury Realty. This is your chance to position your enterprise at the very forefront of global luxury and commercial excellence in Southern Spain. We invite discerning clients to explore this unique proposition and imagine the boundless possibilities that await in this Mediterranean masterpiece.

Features:

None, None, Investment