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Commercial in Marbella

Reference: R5146735



Bedrooms: by request

Bathrooms: by request

M² Build size: 231

Price: 1,490,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty is proud to present an exceptional commercial premises, spanning a generous 231 m², situated in the highly sought-after location of Marbella, on Spain's illustrious Costa del Sol. This isn't merely a space; it's a strategic investment in one of Europe's most prestigious and economically vibrant regions. Crafted for the discerning investor or business owner, this property offers unparalleled potential in a market renowned for its luxury, international appeal, and consistent growth.

Nestled within the very heart of Marbella Town, this premise benefits from a prime position that ensures maximum visibility and accessibility. Marbella, celebrated globally as a beacon of luxury tourism and a haven for affluent residents, provides a unique ecosystem where high-end commerce thrives. Its picturesque old town, sophisticated marinas, world-class golf courses, and exquisite culinary scene attract a year-round influx of discerning visitors and a stable, high-net-worth resident population. Investing in Marbella means tapping into a dynamic economy supported by strong tourism figures, burgeoning expat communities, and a robust demand for quality commercial services and products. The strategic "Town" setting specifically points to a location that is inherently central, often benefiting from high footfall, excellent transport links, and proximity to key amenities and residential areas, making it an ideal nexus for any ambitious commercial venture.

The property itself boasts a substantial built area of 231 m², offering a remarkable canvas for a diverse range of high-calibre businesses. This generous footprint allows for flexible configurations, whether you envision a sprawling luxury retail boutique, an exclusive art gallery, a cutting-edge professional services office (such as legal, financial, or architectural), a sophisticated medical or wellness clinic, or a gourmet restaurant with ample dining space. The inherent adaptability of such a large area is a significant advantage, providing the freedom to design a space that perfectly aligns with your brand's vision and operational requirements, without feeling constrained by size limitations. This expansive space is an asset for any enterprise seeking to establish a prominent presence in a competitive market.

Presented in 'Good' condition, this commercial premise is ready for immediate occupation or minor bespoke enhancements, significantly reducing initial setup costs and time. This means you can swiftly transition from acquisition to operation, capitalising on Marbella’s buoyant market without extensive renovation delays. The property benefits from an advantageous East orientation, ensuring an abundance of natural light throughout the morning hours. This not only creates a bright, inviting, and energising atmosphere for both clients and staff but also contributes to potential energy efficiency, reducing reliance on artificial lighting during peak business hours. Natural light has a proven positive impact on mood and productivity, adding intrinsic value to the workspace and enhancing the overall client experience.

Modern comfort and essential infrastructure are paramount for any successful commercial operation, and this property delivers. Equipped with state-of-the-art Air Conditioning, it ensures a comfortable and pleasant environment year-round, a critical feature in Marbella’s warm climate for both clientele and employees. Furthermore, the inclusion of a 'Fully Fitted Kitchen' adds immense versatility. For an office space, it provides excellent facilities for staff and potentially catering for client meetings; for a retail or service business, it offers practical back-of-house support; and for any food or beverage concept, it provides a robust foundation for culinary excellence. Standard, yet crucial, utilities such as Electricity and Drinkable Water are fully connected and operational, guaranteeing immediate functionality and peace of mind for the new proprietor, removing any operational hurdles.

Categorised explicitly as an 'Investment', this commercial premises represents a prime opportunity for astute investors looking to diversify their portfolio with a tangible asset in a stable and appreciating market. Marbella's commercial real estate sector has consistently demonstrated resilience and growth, driven by its international appeal and the continuous influx of high-net-worth individuals and businesses. This property offers significant potential for strong rental yields, ensuring a steady income stream, alongside promising capital appreciation as Marbella continues to solidify its status as a leading global luxury destination. Whether you plan to operate your own high-end business or lease the space to a premium tenant, this is an acquisition designed to generate substantial returns and long-term value. Seize this exceptional chance to own a valuable piece of Marbella's thriving commercial landscape, a decision that promises enduring prosperity.

Features:

Air conditioning, Investment