+34 604 489 646

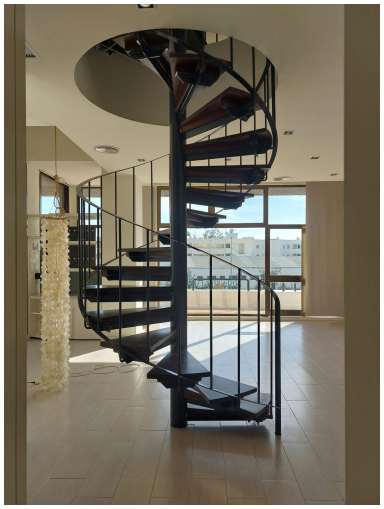
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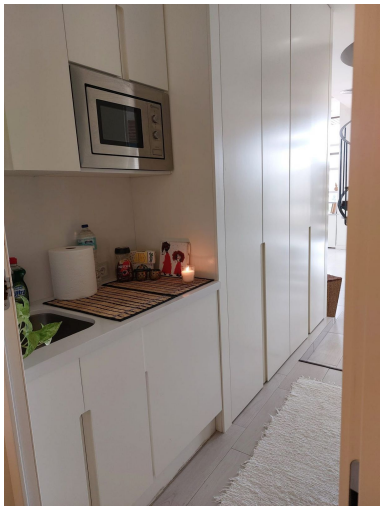
Commercial in Guadalmina Baja

Reference: R5203009



Bedrooms: 2	Bathrooms: 1	M² Build size: 108	Price: 520,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:





Luxury Realty is proud to present an unparalleled commercial space, perfectly positioned in the vibrant and highly sought-after commercial centre of Guadalmina Baja, a prestigious coastal enclave within the illustrious municipality of Marbella, Southern Spain. This attractive property boasts an enviable, front-line location with direct exposure to a main highway, guaranteeing exceptional visibility and maximum brand recognition for any discerning business endeavour.

Guadalmina Baja is renowned for its affluent residential communities, world-class golf courses, and pristine beaches, attracting a sophisticated clientele and offering a dynamic environment for businesses seeking prestige and prosperity. This location doesn't just offer exposure; it offers access to a cultivated market segment and an established network of high-calibre businesses, restaurants, and essential luxury services that collectively define the refined lifestyle of the Costa del Sol.

Strategic Location: The Epicentre of Guadalmina's Commercial Hub

Nestled within the bustling heart of Guadalmina's commercial district, this property benefits from an inherent advantage: a built-in audience and continuous flow of potential clients. Its direct frontage onto a significant thoroughfare ensures that your business will capture the attention of thousands of commuters, residents, and tourists daily, establishing a prominent presence that is crucial for success in today’s competitive market. This prime spot is not merely a location; it's a strategic asset, placing your enterprise at the forefront of local commerce and connectivity.

The convenience extends beyond mere visibility. Clients and staff will appreciate the abundance of easily accessible street parking directly outside the building, a significant amenity in any high-traffic commercial area. This thoughtful consideration enhances accessibility, making visits hassle-free and reinforcing a positive experience from the moment someone approaches your establishment. Situated on the first floor, the premises also benefit from excellent access, contributing to a professional and welcoming facade within a well-maintained and aesthetically pleasing environment.

Sophisticated Design and Versatile Interiors

Spanning two intelligently designed floors, this property offers remarkable flexibility, making it an ideal canvas for a diverse array of commercial activities. Previously celebrated as a distinguished art gallery, its interior exudes an inherent elegance and an adaptable layout that lends itself effortlessly to transformation. Whether envisioning a high-end office, an exclusive showroom for luxury goods, a creative design studio, a sophisticated medical or consulting practice, or a chic boutique, this space is poised to accommodate and enhance your business vision.

The interior aesthetic is defined by its bright, modern, and sunny disposition, creating an uplifting and inspiring atmosphere. Expansive windows are strategically placed to flood the entire space with an abundance of natural light, diminishing the need for artificial illumination during daylight hours and contributing to a positive and productive environment. This natural radiance accentuates the contemporary finishes and clean lines, offering a pristine backdrop for any brand identity.

The property thoughtfully comprises two spacious main rooms, allowing for clear demarcation between reception areas, private offices, display zones, or collaborative workspaces. A well-appointed bathroom and a built-in kitchen are integrated seamlessly into the design, providing essential comfort and functionality for both staff and clients. These amenities elevate the property from a mere workspace to a fully self-sufficient and comfortable commercial hub.

Enhanced Security and Unrivalled Investment Potential

Understanding the paramount importance of security, this property comes equipped with a fully installed alarm system, offering enhanced peace of mind for business owners and protecting valuable assets. This modern security infrastructure is a testament to the property’s readiness for immediate occupation and operation, requiring minimal additional investment for fundamental safety measures.

This represents an exceptional opportunity to acquire a versatile, ready-to-use commercial property in one of Marbella's most desirable and visibly prominent commercial locations. For professionals seeking a prestigious address, entrepreneurs poised to launch a high-profile venture, or astute investors looking for a prime asset in a robust market, this space offers significant advantages. Guadalmina Baja’s enduring appeal, coupled with Marbella’s status as a global luxury destination, ensures strong long-term capital appreciation and consistent demand for quality commercial spaces. Invest in a location that speaks volumes about your brand and promises a future of success.

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Features:

Air conditioning, Heating, Lift, Alarm system, Parking, Investment, Resale