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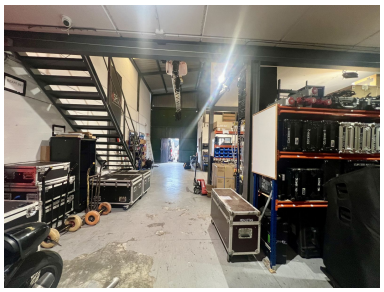
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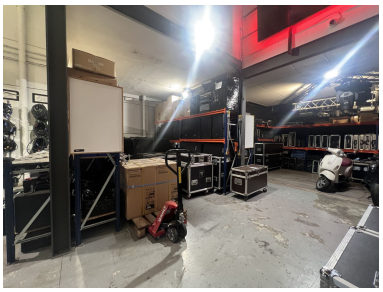
Commercial in Marbella

Reference: R5228746



Bedrooms: 3
Bathrooms: 1
M² Build size: 160
Price: 340,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional and rare opportunity to acquire a prime industrial warehouse in the illustrious La Ermita industrial estate of Marbella, a jewel nestled on the sun-drenched coast of Southern Spain. This distinguished property is not merely a warehouse; it is a meticulously maintained commercial asset designed to cater to the exacting demands of modern enterprises seeking a strategic foothold in one of Europe's most affluent and dynamic regions. Offering an unparalleled blend of location, functionality, and potential, this is an investment poised to elevate your business operations and secure a prominent position within the thriving Marbella market.

A Prime Address in Southern Spain's International Hub

Situated in Marbella, a globally recognized destination renowned for its luxury lifestyle, vibrant economy, and sophisticated clientele, this industrial warehouse benefits from an enviable location in the heart of La Ermita. The estate itself is strategically positioned on one of the main avenues, granting the property excellent visibility and effortless access for both clients and logistics operations. Marbella's robust infrastructure, including its proximity to Málaga International Airport and direct connections to major motorways like the AP-7, ensures seamless national and international connectivity. Investing here means embedding your business within a prestigious locale that attracts high-net-worth individuals and a discerning market, offering a unique advantage for businesses serving a premium segment.

Exquisite Design Meets Industrial Efficiency

Spanning an impressive 160 square meters of built area, this property is intelligently distributed over two distinct floors, offering a flexible and adaptable layout. The building's prominent 5-meter linear shopfront ensures maximum brand exposure and an inviting presence directly onto the bustling avenue, making it an ideal choice for businesses that value high foot traffic and immediate visual impact. From the moment clients or partners approach, the striking frontage communicates professionalism and accessibility, setting the stage for a successful business interaction. This is more than just an entrance; it is a powerful statement of your company's presence in Marbella.

Upon entry, the ground floor welcomes visitors with a dedicated reception booth, a thoughtful addition that professionalizes client and supplier interactions from the outset. This area seamlessly transitions into a generously sized and highly functional storage space, designed for optimal logistics and efficient inventory management. The layout allows for a clear demarcation between client-facing activities and operational areas, ensuring a smooth workflow. The design caters to businesses that require both a polished front-of-house and robust back-end capabilities, making every square meter count towards operational excellence.

The upper level of the warehouse further enhances its versatility, featuring several distinct rooms that can be effortlessly configured to serve various purposes. These spaces are perfectly suited for contemporary office environments, private executive suites, or collaborative meeting rooms. This adaptability makes the property ideal for establishing a corporate hub, a creative studio, a design atelier, or even a specialized consultation area, all within the same integrated complex. The ability to customize these spaces provides unparalleled flexibility, allowing businesses to tailor the environment precisely to their operational and corporate identity, fostering productivity and innovation.

Modern Infrastructure for Seamless Operations

Constructed in 2004, this warehouse stands as a testament to modern industrial architecture, having been meticulously maintained to remain in impeccable condition. It presents a rare 'turn-key' solution, requiring no immediate renovations, thus allowing new owners to commence operations without delay. The property is equipped with essential modern amenities designed for comfort and security, including a comprehensive air conditioning system that ensures a pleasant working environment year-round, a crucial feature in Southern Spain's climate. Furthermore, state-of-the-art alarm systems provide peace of mind, safeguarding your assets and ensuring a secure operational base. Every detail has been considered to offer a premium, worry-free business environment.

Limitless Potential: Tailored for Tomorrow's Enterprises

The inherent versatility of this space truly sets it apart. While perfectly suited for traditional logistics businesses and workshops, its sophisticated layout and prime location open doors to a myriad of other high-value enterprises. Imagine a high-end showroom for luxury vehicles or yachts, a cutting-edge tech hub, a bespoke design and manufacturing studio for exclusive goods, a premium fitness or wellness center serving Marbella's affluent residents, or even a specialized distribution center for luxury brands. The two-floor configuration allows for creative segregation of functions, such as a ground-floor retail or display area with administrative or production facilities on the upper level, maximizing its commercial appeal and operational efficiency for a wide range of entrepreneurial visions.

An Investment Opportunity Beyond Compare

In a market where industrial properties of this calibre, location, and condition are increasingly scarce, this warehouse represents a strategic investment opportunity. Its position within Marbella's thriving economic landscape, coupled with its adaptable design and modern amenities, ensures long-term value appreciation and a consistent demand for such a prime asset. For investors, it offers the potential for strong rental yields, while for owner-occupiers, it provides a stable and distinguished base from which to grow and thrive in a competitive market. Don't let this unique chance to secure a pivotal commercial presence in Marbella slip away. This is more than a purchase; it's an investment in your business's future success.

Features:

Air conditioning, Alarm system, Parking, Investment