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Luxury Realty
real estate

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Commercial in San Pedro de Alcántara

Reference: R5234446



Bedrooms: by request
Bathrooms: 2
M² Build size: 173
Price: 399,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is proud to present an unparalleled commercial opportunity in the vibrant heart of San Pedro de Alcántara, Southern Spain. This exceptional 173 m² ground-floor commercial premises, boasting direct street access, is strategically positioned in one of the municipality's most dynamic and coveted locations. Its prominent visibility and constant flow of discerning clientele make it the quintessential setting for businesses aspiring to achieve immediate impact and cultivate an indelible brand identity from inception.

Nestled along the sun-drenched Costa del Sol, San Pedro de Alcántara has evolved into a sophisticated and highly sought-after destination, perfectly blending traditional Andalusian charm with modern luxury. This thriving town, part of the greater Marbella municipality, is renowned for its beautiful beaches, the iconic Boulevard, a burgeoning gastronomic scene, and a vibrant community of both residents and international visitors. Its strategic location offers effortless connectivity to world-famous Puerto Banús, the opulent city of Marbella, and the picturesque white villages of the Sierra de las Nieves. Businesses here benefit from a year-round affluent demographic, amplified by seasonal tourism, ensuring a consistent and high-spending customer base. Investing in San Pedro de Alcántara means aligning your venture with an area synonymous with quality of life, robust economic growth, and a discerning market that appreciates premium services and products. The substantial daily pedestrian and vehicular traffic past this specific location guarantees maximum exposure for any enterprise.

The premises commands a distinguished street-front presence, offering expansive display windows that capture the attention of passers-by. This prime ground-floor positioning ensures not only exceptional visibility but also unparalleled ease of access for customers. The architectural design of the building subtly enhances its commercial appeal, allowing for prominent signage and a welcoming entrance that invites exploration. This isn't just a storefront; it's a statement of intent, promising constant visual engagement with a diverse and affluent demographic moving through one of San Pedro's principal commercial arteries.

Stepping inside, one is immediately struck by the expansively proportioned interior, meticulously designed for optimal functionality. The generous 173 m² layout presents an adaptable open-plan environment, a blank canvas awaiting bespoke customization to perfectly reflect your brand's ethos and needs. Key infrastructure is already in place to facilitate a swift establishment: a thoughtfully appointed culinary preparation area, partially equipped and ready for refinement, ideal for culinary concepts. An elegantly designed service counter or bar area is ideally positioned for efficient customer engagement and service. Complementing the vast main area, which can be configured into multiple zones for seating, display, or private consultations, are two meticulously maintained bathrooms, ensuring comfort and convenience for patrons and staff. A dedicated, secure storage facility further enhances operational efficiency, allowing for discreet inventory management. The inherent flexibility of this space is one of its most compelling attributes, allowing for seamless adaptation to various business models without extensive structural alterations.

This distinguished commercial space is perfectly suited for a curated selection of high-calibre businesses looking to thrive within a luxury market. Imagine an upscale restaurant or a chic café, leveraging the existing kitchen infrastructure and the prime location to attract gourmands. A sophisticated bakery or patisserie could flourish, captivating customers with artisanal creations. The prominent bar area is ideal for a trendy cocktail lounge or a wine bar, becoming a local hotspot. Furthermore, the expansive open-plan design lends itself beautifully to exclusive retail boutiques, flagship stores for international franchises, high-end art galleries, or even a luxury real estate brokerage requiring a commanding street presence. Any venture demanding strong visibility, easy accessibility, and a prestigious address will find its perfect home here, capitalising on San Pedro de Alcántara's affluent resident base and its continuous influx of discerning tourists.

This is more than just a lease or purchase; it's a strategic investment in one of Southern Spain's most dynamic and high-potential commercial landscapes. Securing this prime location in San Pedro de Alcántara means positioning your business at the nexus of luxury, convenience, and vibrant community life. It represents a rare and truly exceptional opportunity to establish or expand your enterprise within an environment where success is not just anticipated, but actively cultivated by its unparalleled advantages. Envision your brand flourishing in a setting designed for prominence, profitability, and prestige.

Features:

Alarm system, Investment