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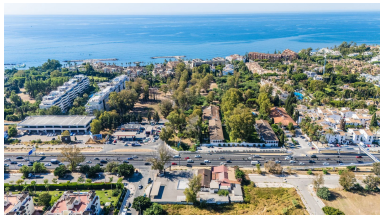
Commercial in Puerto Banús

Reference: R5364055



Bedrooms: 3 | Bathrooms: 3 | M² Build size: 908 | Price: 5,500,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | M² Plot Size: 2,754

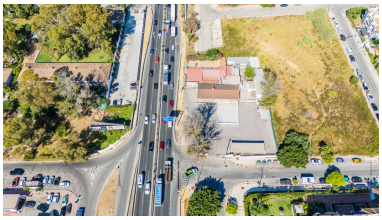












Overview:

Luxury Realty is proud to present an extraordinary investment opportunity, a distinguished commercial plot poised at the very heart of one of Europe's most coveted luxury destinations: Marbella, Southern Spain. Strategically located on the A-7 at Km 173, this prime asset serves as the prestigious gateway to the world-renowned Puerto Banús, offering an unparalleled position within a vibrant nexus of high-end residential communities and a thriving international tourism corridor. This isn't merely a plot of land; it's a legacy location, a landmark awaiting its next visionary chapter, presented with a unique set of advantages that define it as a truly rare offering in the Marbella real estate landscape.

Marbella, a jewel of the Costa del Sol, is synonymous with an opulent lifestyle, year-round sunshine, and a sophisticated international ambiance. Its allure attracts a discerning clientele seeking exclusivity, world-class amenities, and an enviable quality of life. At the epicenter of this grandeur lies Puerto Banús, a name that resonates globally as a beacon of luxury yachting, high fashion, gourmet dining, and exhilarating nightlife. Imagine a location that provides immediate, seamless access to this vibrant marina, famed for its designer boutiques, exquisite dining establishments, and a constant flow of affluent visitors. This property commands precisely such a position, benefiting from the ceaseless energy and prestige that emanates from Puerto Banús, making it a highly sought-after destination for both residents and international tourists alike. The property’s direct frontage onto the A-7 ensures maximum visibility and effortless connectivity, drawing attention from hundreds of thousands of commuters and holidaymakers traversing this essential coastal artery every day.

The asset currently features a well-established restaurant structure, a venerable institution that has historically operated as a successful hospitality venue since 1988. This multi-room building is thoughtfully designed, boasting three inviting interior dining halls complemented by expansive terrace areas, which have long served a loyal clientele. The existence of this historical operation since the late 1980s provides undeniable proof of its commercial viability and established presence within the local economy. More importantly, it signifies a fully consolidated commercial use, a significant advantage that streamlines future development processes by minimizing potential regulatory hurdles often associated with new commercial ventures in such a protected and prime locale. This foundation offers an immediate operational platform or a strong base for transformative redevelopment.

However, what truly elevates this offering above the rest is its extraordinary and increasingly rare competitive advantage: a 24-hour operational license. In Marbella's competitive and tightly regulated hospitality sector, securing such a license is an almost insurmountable challenge for new establishments, making this existing permit an invaluable asset. This exceptional flexibility opens a spectrum of possibilities, allowing for extended trading hours that can significantly boost revenue potential. Envision a high-end restaurant transitioning into an exclusive late-night lounge, a gourmet deli offering round-the-clock service, or a dynamic mixed-use concept that maximizes profitability across all hours. This license is not merely a formality; it is a strategic tool that empowers the owner to cater to Marbella's demanding luxury market at any time, distinguishing this property as a perpetual revenue generator within a premium environment.

The confluence of its peerless location at the gateway to Puerto Banús, its long-standing operational history, the invaluable consolidated commercial use, and particularly its unique 24-hour license, positions this property as an extraordinarily compelling redevelopment or repositioning opportunity. For the visionary investor, the canvas is vast. Consider transforming the existing structure into a flagship luxury retail outlet, leveraging the high footfall and affluent demographic. Explore the potential for a sophisticated boutique hotel with a signature dining experience, taking full advantage of the extended operational hours. Envision a cutting-edge gastronomic concept, a multi-faceted entertainment venue, or a prestigious mixed-use development that integrates high-end commercial spaces with exclusive residential components. The scarcity of such prime commercial plots in Marbella, coupled with the unique licensing advantage, ensures a strong return on investment for any discerning entity looking to capitalize on the enduring appeal and economic vitality of this world-class destination. Luxury Realty invites you to explore this landmark investment, an opportunity to own a piece of Marbella's vibrant future.

Features:

None, Heating, None, Parking, Investment