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Commercial in Cancelada

Reference: R5367991



Bedrooms: by request
Bathrooms: by request
M² Build size: 174
Price: 402,857 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:```html

Luxury Realty proudly presents a distinguished commercial property poised for discerning investors and ambitious enterprises in the heart of Cancelada, a tranquil yet exceptionally well-connected village nestled on the sun-drenched Costa del Sol. This isn't merely a space; it's a strategic entry point into one of Southern Spain's most dynamic and sought-after economic corridors, perfectly situated between the prestigious hubs of Marbella and Estepona.

Cancelada, with its authentic Andalusian charm, offers a unique blend of traditional Spanish lifestyle and modern convenience. It represents an idyllic setting for businesses seeking a prestigious address that benefits from a peaceful local environment while retaining seamless access to the vibrant energy of the Costa del Sol. This property ensures a prominent presence in an area renowned for its sustained growth and burgeoning international appeal, promising a compelling proposition for long-term success and capital appreciation.

A Premier Location: Cancelada, Southern Spain's Hidden Gem

This remarkable commercial offering is ideally positioned in Cancelada, a jewel within the illustrious Costa del Sol, Spain. Far from the relentless pace of major urban centres, Cancelada provides a serene backdrop, characterized by picturesque streets, local markets, and a genuine community spirit. Yet, its strategic location is undeniable. It acts as a vital link between the cosmopolitan allure of Marbella, with its designer boutiques and world-class dining, and the charming, evolving character of Estepona, known for its blooming 'Garden of the Costa del Sol' initiative and vibrant marina.

The property’s immediate surroundings are replete with conveniences that enhance its appeal for both employees and clients. Imagine staff enjoying a short stroll to local cafés for morning coffee, or clients arriving for appointments after a pleasant walk from their holiday accommodation. The integration of local shops, exquisite restaurants, and essential everyday amenities within walking distance underscores Cancelada’s self-sufficient charm, creating a pleasant and productive environment for any business.

Furthermore, the property's accessibility is a significant advantage. Major supermarkets such as Lidl and Mercadona are merely minutes away, streamlining daily operations. For those who appreciate leisure, the area boasts an enviable concentration of world-class golf courses, including the renowned Villa Padierna, all within a 10-minute drive – a testament to the luxury lifestyle inherent in this region. A bus stop conveniently located directly opposite the building ensures effortless commuting for staff and easy access for clients, connecting Cancelada efficiently to the wider Costa del Sol network and solidifying its status as a truly connected locale in Southern Spain.

The Property: Versatility Meets Contemporary Elegance

Nestled within the established and meticulously maintained residential complex of Las Palmerasde, this commercial premise offers not just a space, but a complete environment. The property benefits from a favourable north-east orientation, bathing the interior in delightful natural light throughout the morning hours. This design choice not only creates an inviting and energetic atmosphere but also ensures a comfortable working environment during the warmer parts of the day, reducing reliance on artificial cooling and promoting employee well-being.

The premises have been impeccably maintained and are distributed across two highly functional levels, presenting a pristine canvas ready for immediate occupancy or bespoke customization. The contemporary condition of the property minimises initial capital outlay, allowing investors and business owners to focus on fitting out the space to their exact specifications with confidence.

The Ground Floor: A Prominent and Welcoming Frontage

The ground floor serves as the principal interface for your business. It offers a bright, open, and welcoming main space, designed to make an immediate positive impression. This area is perfectly suited for client-facing operations, such as a professional reception, a sophisticated showroom, an executive office suite, or a high-end consulting practice. The ample natural light and well-proportioned layout provide an atmosphere of professionalism and transparency, crucial for attracting and retaining high-calibre clientele.

The Lower Level: Expanding Possibilities and Practicality

Descending to the lower level reveals a spacious and highly adaptable basement area. This expansive zone offers remarkable flexibility, making it perfect for a multitude of commercial requirements. It can seamlessly transform into dedicated storage facilities, freeing up prime ground-floor space; or be configured into additional private offices, soundproofed meeting rooms, creative workshops, or even a wellness studio. This practical dual-level layout ensures maximum efficiency and versatility, accommodating a wide spectrum of commercial uses from administrative headquarters to a luxury boutique or a specialised clinic.

An Astute Investment in a Thriving Market

This commercial property represents an exceptionally solid investment opportunity in one of the most active and rapidly expanding areas of the Costa del Sol. The region's robust economic growth, coupled with its enduring appeal as a premier European destination for tourism, residency, and business, underpins strong long-term potential for capital appreciation and rental yields. The demand for quality commercial spaces in strategic locations like Cancelada continues to rise, driven by both local expansion and an influx of international businesses and high-net-worth individuals.

For investors, this property offers the promise of a secure asset in a stable market with proven resilience. For businesses, it provides a unique chance to establish a prestigious presence in a location that perfectly balances professional connectivity with an enviable lifestyle. Envision a professional office, a cutting-edge consultancy, a bespoke medical practice, or a luxury boutique benefiting from Cancelada's upward trajectory. This is more than just real estate; it's an opportunity to capitalise on the vibrant future of the Costa del Sol.

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Features:

None, Parking, Investment, Resale