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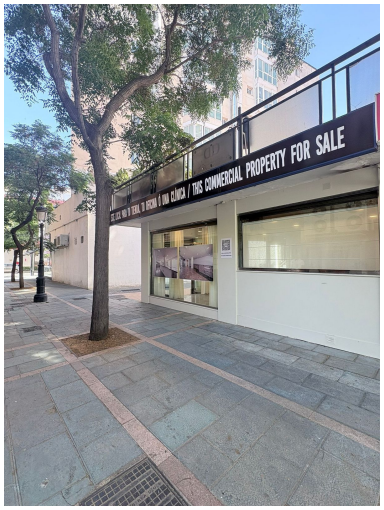
Commercial in Marbella

Reference: R5395009



Bedrooms: 1 | Bathrooms: 2 | M² Build size: 144 | Price: 495,000 €

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













Overview:

Luxury Realty proudly unveils an extraordinary investment prospect in the vibrant heart of Marbella, Spain's most coveted coastal city in the sun-drenched South of Spain. This magnificent corner commercial premise, strategically positioned just steps from the iconic Ricardo Soriano Avenue, offers unparalleled visibility and accessibility for any discerning business owner or astute investor.

Marbella, a global beacon for opulent living and international tourism, provides an exceptional environment for commercial triumph. Ricardo Soriano is not merely a street; it is the pulsating artery of the city, guaranteeing an ceaseless flow of both pedestrian and vehicular traffic. This prime location ensures maximum exposure, attracting a diverse clientele from affluent residents to seasonal tourists. The immediate surroundings boast high-end boutiques, gourmet restaurants, essential banking services, professional offices, and all conceivable amenities, fostering a synergistic ecosystem for commerce. Public parking nearby further enhances accessibility for customers and streamlines logistics for suppliers, solidifying the practical advantages of this location.

Comprising two seamlessly conjoined units, this expansive 144.50 m² commercial space presents in impeccable condition, requiring no immediate refurbishment. It offers immediate operational potential, currently holding an existing gaming lounge license, providing a unique turnkey opportunity. However, its true appeal lies in its inherent adaptability and versatile layout, allowing for effortless transformation to suit a myriad of commercial ventures. This flexibility is a critical asset for investors seeking a property with broad market appeal and long-term value in Marbella's dynamic market.

A standout feature is the robust smoke extraction system already in place. This crucial amenity significantly broadens the scope of potential businesses, making it an ideal candidate for high-demand hospitality concepts. Envision a chic café, an intimate wine bar, a bustling restaurant, or an efficient takeaway kitchen. The existing infrastructure provides a significant head start, minimizing initial setup costs and accelerating time to market for such enterprises, subject to obtaining necessary local licenses.

The thoughtfully designed internal layout includes a generously proportioned bar or reception area, perfect for welcoming clientele or establishing an efficient service point. Two well-appointed bathrooms enhance comfort and operational convenience, while a dedicated storage room ensures seamless stock management. For added security and peace of mind, the property is equipped with electric security shutters, a vital feature in any commercial setting.

Beyond hospitality, the strategic location and flexible interior lend themselves to an extensive array of business concepts. Consider a sophisticated beauty salon or wellness clinic catering to Marbella's discerning clientele, a high-end retail boutique showcasing luxury goods, a modern medical or professional office space, or an elegant showroom for premium products. The inherent qualities of this property—its corner aspect, superb condition, prominent visibility, and proximity to the beach and Marbella's glamorous marina—make it a truly exceptional asset. Gleaming marble floors throughout add a touch of enduring elegance, reflecting the high standards of this prime location. Its excellent connectivity to public transport, reputable schools, and an abundance of shops and restaurants further reinforces its desirability and convenience.

This is more than just a commercial premise; it is a strategic investment in Marbella's thriving economic landscape. For investors seeking a lucrative return or business owners aspiring to establish a flagship presence in one of Europe's most dynamic and prestigious commercial areas, this opportunity is paramount. The substantial pedestrian flow, coupled with surrounding infrastructure, guarantees a constant stream of potential customers, ensuring the longevity and profitability of your venture. Priced at €540,000, this represents a highly competitive valuation for a corner unit of this caliber in such an esteemed location, a true gem for Luxury Realty's discerning portfolio.

Features:

None