Commercial in Marbella

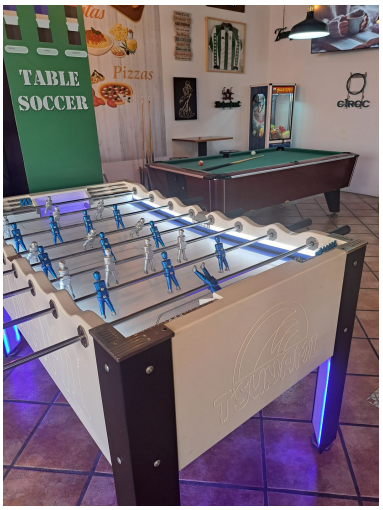
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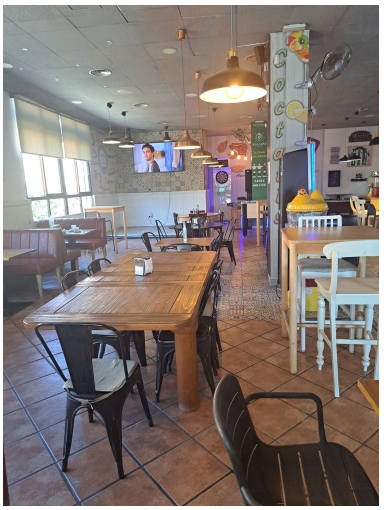


Bedrooms: by request | Bathrooms: by request | M² Build size: 830 | Price: 1,500,000 €

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




TABLE
SOCCER
Pizzas









Overview:

Luxury Realty is delighted to present an exceptional investment opportunity in the heart of Las Chapas, a highly sought-after and affluent district nestled within the illustrious city of Marbella, on the sun-drenched coast of Southern Spain. This exclusive offering comprises two distinct, income-generating commercial premises, providing a robust and diversified portfolio for the discerning investor. Marbella is renowned globally for its opulent lifestyle, breathtaking Mediterranean landscapes, world-class golf courses, designer boutiques, and an expatriate community that consistently drives demand for high-quality commercial and residential properties. Las Chapas, in particular, offers the perfect blend of tranquility and accessibility, being just a stone's throw from pristine beaches, luxury resorts, and a vibrant social scene, ensuring a constant influx of residents and tourists alike, thereby guaranteeing sustained commercial activity.

The first of these compelling properties is a dynamic 310 m² ground floor unit, strategically positioned to capture maximum visibility and foot traffic. Currently operating as a thriving restaurant-bar sport, this establishment has already carved out a significant niche within the local community. The existing business model offers immediate and attractive returns, boasting a current rental income of €1,900 per month. This prime location is ideal for an array of culinary or hospitality ventures, leveraging the area's popularity among both local residents and the international tourist demographic that frequents Marbella year-round.

The ground floor premise is meticulously designed to accommodate a diverse clientele, featuring an impressive capacity of approximately 100 seats, fostering a lively and engaging atmosphere. A highly coveted asset, especially in a region blessed with over 320 days of sunshine annually, is the expansive 30 m² outdoor terrace. This alfresco space significantly enhances the venue's appeal, providing an inviting area for diners and patrons to enjoy Marbella's glorious climate, whether for a leisurely lunch, an evening cocktail, or to watch sporting events. The potential for continued success or the introduction of a new, innovative culinary concept here is immense, given the strong demand for quality dining and entertainment experiences in Las Chapas. Investors can benefit from an established income stream or explore opportunities for capitalising on Marbella’s ever-evolving gastronomic scene.

Complementing this vibrant ground floor unit is the second property: a substantial 520 m² basement premise, which represents a stable and high-demand asset within the local market. This extensive space is currently efficiently utilised for storage purposes, generating a consistent rental income of €1,200 per month. The demand for secure, accessible storage solutions, known locally as "trasteros," is perpetually high in densely populated and affluent areas like Marbella, where residential properties often lack sufficient auxiliary space. This premise capitalises on this consistent need, offering a robust and low-maintenance revenue stream for the savvy investor.

The basement unit's current configuration for individual storage units ensures a diversified tenant base and minimises vacancy risk, contributing to its reliability as an income producer. Beyond its current successful operation, the sheer size and versatility of this 520 m² space present a multitude of potential alternative uses, further enhancing its long-term investment appeal. It could be adapted for specialised warehousing, a secure archive facility, a bespoke wine cellar storage service for collectors, or even converted into private workshops or studios, catering to the diverse needs of Marbella’s dynamic population. Such possibilities underscore the inherent value and adaptability of this significant commercial footprint in a prime location, promising continued returns and future appreciation.

This dual-premise offering in Las Chapas, Marbella, truly represents a rare and strategic acquisition for investors seeking immediate cash flow combined with significant long-term capital appreciation. The combination of a high-visibility, income-generating ground floor restaurant-bar and a stable, in-demand basement storage facility creates a uniquely balanced investment portfolio. Investors will benefit from diversified income streams, reducing overall risk while capitalising on the sustained economic growth and property value appreciation characteristic of Marbella’s luxury real estate market. The existing tenancy agreements provide a hassle-free, turnkey investment, allowing new owners to immediately realise returns from these well-managed assets.

Marbella’s economic landscape is exceptionally robust, underpinned by its status as a premier tourist destination and an attractive location for high-net-worth individuals and expatriates. This creates an evergreen demand for both retail and service-oriented businesses, ensuring that commercial properties in prime locations like Las Chapas maintain their value and generate strong rental yields. Investing in this location is not merely an acquisition of property; it is an investment into a lifestyle, a booming economy, and a stable, high-growth European market. The strategic positioning of these premises within such a vibrant and affluent community guarantees their continued relevance and profitability for years to come.

This exclusive opportunity, presented by Luxury Realty, offers a compelling proposition for any investor looking to expand their portfolio with high-performing commercial assets in one of Southern Spain’s most prestigious locales. Secure your stake in Marbella’s flourishing commercial real estate market with these impeccably located, income-generating properties. This is more than just a sale; it's an invitation to partake in the enduring prosperity of the Costa del Sol.

Features:

None, Investment