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Commercial in Marbella

Reference: R5431906



Bedrooms: by request
Bathrooms: by request
M² Build size: 122
Price: 550,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is proud to present an unparalleled commercial premises located in the very heart of Marbella, Southern Spain. Situated directly on Ricardo Soriano Avenue, this property offers a rare opportunity to acquire a prime asset on what is universally acknowledged as one of the city's most prestigious and commercially vital arteries. This is not merely a business location; it is a strategic foothold in a globally renowned luxury destination, attracting an affluent international clientele and ensuring exceptional visibility for any enterprise.

Ricardo Soriano Avenue stands as the vibrant pulse of Marbella, a bustling thoroughfare that seamlessly blends high-end retail, professional services, and exquisite dining experiences. Its constant flow of both pedestrian and vehicular traffic ensures maximum exposure, positioning any business housed within this locale at the forefront of the city's commercial landscape. For discerning investors and ambitious owner-occupiers, this address signifies prestige, profitability, and unparalleled access to Marbella's dynamic market.

The property itself spans an impressive 122 square meters of built area, intelligently distributed across two distinct, open-plan levels. This thoughtful design provides an exceptional degree of flexibility, allowing for seamless adaptation to a diverse array of commercial ventures, from high-end boutiques and exclusive showrooms to professional offices, art galleries, or sophisticated service providers. The modern, unencumbered layout is a blank canvas, ready to be transformed into a bespoke space that perfectly embodies your brand's vision and operational requirements.

The ground floor, boasting direct, street-level access from Ricardo Soriano Avenue, is a commercial gem designed for impact. Its most striking feature is a generously proportioned display window, meticulously crafted to maximize visual appeal and capture the attention of passers-by. This expansive frontage serves as an invaluable advertising asset, ensuring that your business benefits from the constant stream of high pedestrian and vehicle traffic characteristic of this prime location. It offers an immediate and compelling invitation into your establishment.

A significant added value, and a feature that truly capitalizes on Marbella's quintessential outdoor lifestyle, is the wide pavement directly in front of the premises. This considerable external space not only enhances the property's commercial presence and offers easy accessibility but also presents a unique opportunity for outdoor expansion. Numerous neighboring businesses have successfully obtained authorization to utilize similar spaces for charming outdoor terraces, subject, of course, to the relevant municipal licensing and current regulations. Imagine the potential for an inviting alfresco dining area, an elegant outdoor display, or a relaxed waiting zone, all contributing to an enhanced customer experience and increased revenue.

Connected by a comfortable and aesthetically pleasing internal staircase, the lower level unveils an additional expanse of versatile, open-plan space. This area offers a wealth of possibilities, providing an ideal environment for a dedicated retail extension, private client consultation rooms, executive offices, an exclusive showroom for high-value products, secure storage facilities, or sophisticated back-of-house operations. Its adaptable nature allows businesses to optimize their spatial configuration to perfectly align with their operational needs, ensuring efficiency and customer privacy where required.

This exceptional commercial property has recently undergone a comprehensive refurbishment, presenting itself in impeccable, turn-key condition. The modern upgrades and high-quality finishes mean that prospective owners can transition into operation with minimal delay and investment in renovations. Additional practical features designed for comfort and efficiency include a well-appointed guest toilet and a dedicated storage room, further enhancing the functionality and appeal of the space for both staff and clientele.

Nestled in the very heart of Marbella, the premises benefits from an unparalleled strategic position, surrounded by a thriving ecosystem of established retailers, prestigious offices, leading banks, celebrated restaurants, and a comprehensive array of premium amenities. This vibrant commercial ecosystem fosters a symbiotic relationship among businesses, drawing in a diverse and affluent clientele and creating a dynamic environment conducive to growth and success. The synergy with surrounding high-profile establishments further elevates the property's allure.

For owner-occupiers seeking to establish or expand their presence in one of Europe's most desirable locations, this property represents a golden opportunity to secure a high-visibility, versatile space ready for immediate use. For savvy investors, it signifies a robust commercial asset in a market characterized by strong rental demand, consistent capital appreciation, and intrinsic value. Marbella's enduring appeal as a luxury destination ensures a continuous flow of high-net-worth residents and tourists, guaranteeing a vibrant commercial landscape and stable returns.

This is more than just a commercial premises; it is an investment in the prestigious Marbella lifestyle and a strategic move within the dynamic economy of Southern Spain. Its modern design, versatile layout, and unparalleled location on Ricardo Soriano Avenue make it a truly exceptional offering in the current market. Luxury Realty invites you to explore this outstanding opportunity to position your business or investment portfolio at the pinnacle of Marbella's commercial success.

Key attributes of this distinguished commercial property include its prime, high-visibility location on Marbella's iconic Ricardo Soriano Avenue, offering 122 m² of recently refurbished, modern space spread over two highly versatile open-plan levels. The property benefits from direct street-level access and an expansive shopfront, ensuring excellent visibility and attracting high pedestrian and vehicle traffic. A significant advantage is the wide pavement area with notable potential for outdoor terrace usage, subject to municipal approval. The lower level provides extensive possibilities for diverse commercial applications, complementing the practicality of a guest toilet and dedicated storage room. Surrounded by a vibrant commercial hub of shops, offices, and amenities, this property represents an ideal acquisition for both business use and strategic investment in a thriving market.

Features:

None, Air conditioning, Alarm system, Resale