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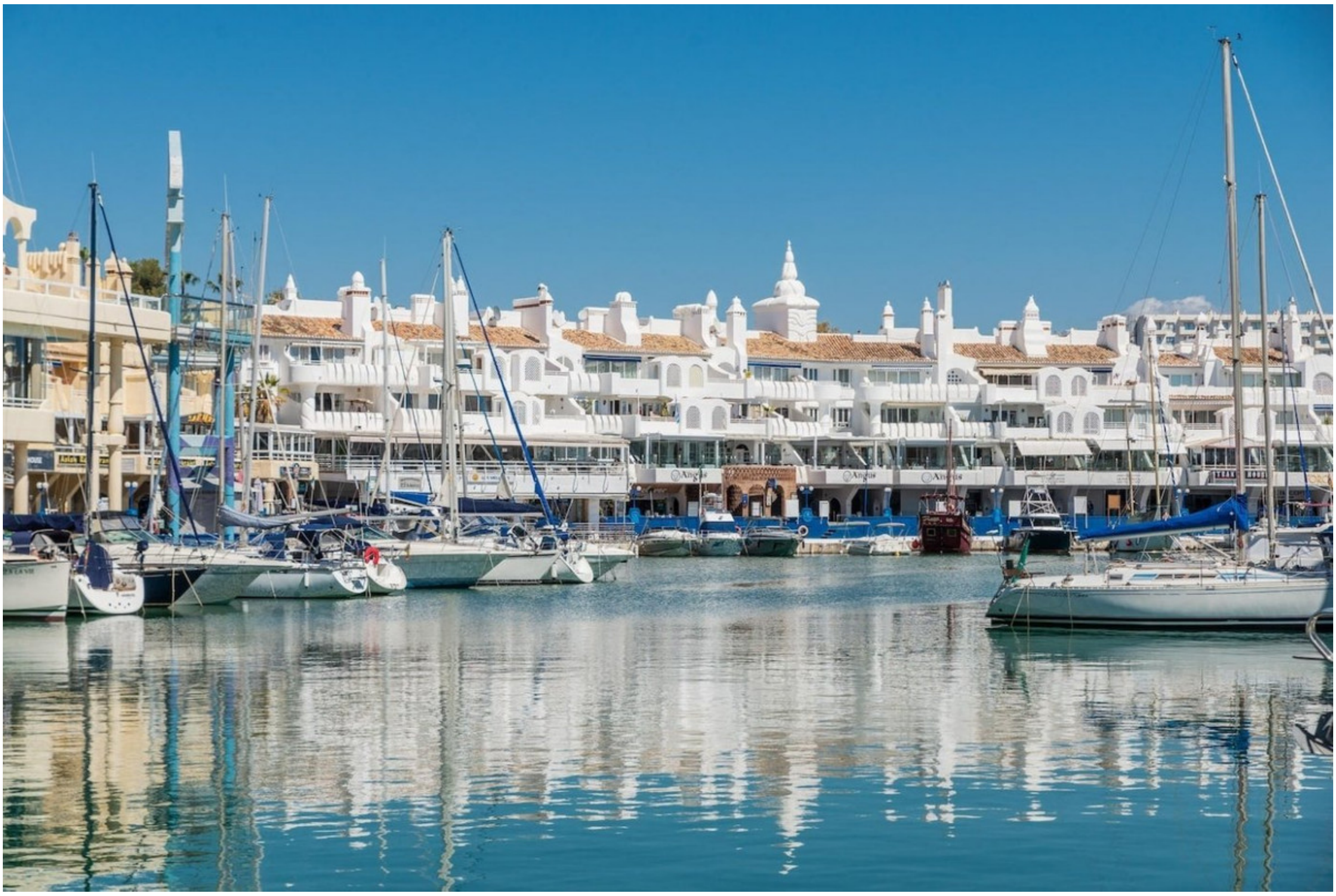
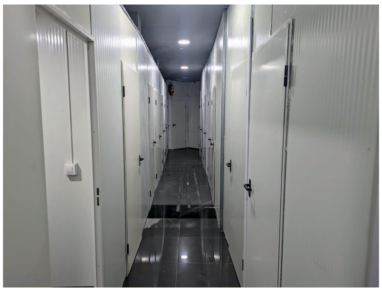
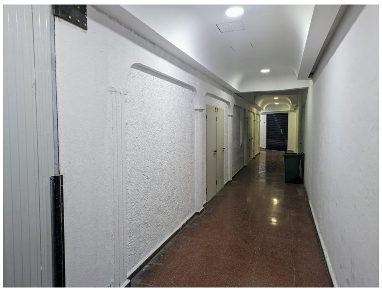
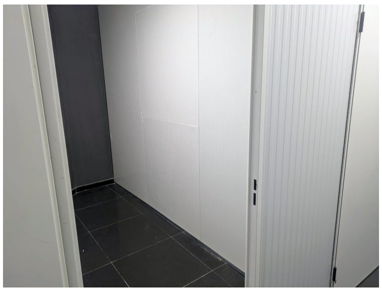
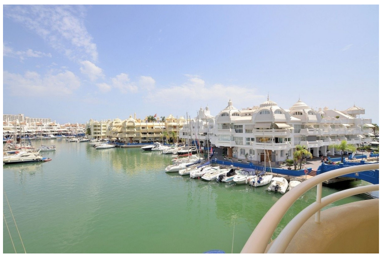
Commercial in Benalmadena Reference: R5431963



Bedrooms: 1	Bathrooms: by request	M² Build size: 185	Price: 495,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:



Overview:

Embark on an unparalleled commercial venture with Luxury Realty in Puerto Marina, Benalmádena. This exceptional premises offers immediate high profitability and significant long-term growth, perfectly situated in Southern Spain's coveted Costa del Sol. It represents a rare chance to acquire a turn-key business in one of Europe's most desirable locations.

A Prime Location: The Unrivaled Allure of Puerto Marina

Benalmádena, a vibrant and cosmopolitan town on the sun-drenched Costa del Sol, is renowned for its stunning beaches, lively atmosphere, and world-class amenities. At its heart lies Puerto Marina, an architectural marvel repeatedly recognized as one of the best marinas globally. Its unique island-village design, bustling with luxury yachts, exquisite restaurants, trendy bars, and upscale boutiques, attracts millions of visitors annually. This area guarantees exceptionally high footfall and a constant stream of potential clients, making it a perpetual magnet for both tourists and a sophisticated international resident community.

The strategic positioning of this commercial premises within Puerto Marina is truly unrivaled. It offers supreme visibility and accessibility, placing your business at the epicentre of all activity. Benalmádena, a jewel of Southern Spain, benefits from excellent infrastructure, including seamless connectivity via Malaga International Airport, just a short drive away. The town's rich tapestry of attractions, from the thrilling Tivoli World and the tranquil Paloma Park to the fascinating Sea Life aquarium and the panoramic Benalmádena Cable Car, ensures year-round tourism and a robust local economy, underscoring its immense investment appeal for discerning buyers.

A Proven Business Model: High-Yield Storage Units

This substantial 176m² commercial premises has been meticulously optimized for maximum returns. It currently operates as a highly successful storage facility, thoughtfully divided into 26 individual units. These units vary in size, catering to diverse needs, ranging from a compact 3m² to a more spacious 10m². This versatile sizing ensures broad market appeal, accommodating everything from personal effects and seasonal items for residents and holiday homeowners to inventory and equipment for local businesses seeking secure storage solutions.

The demand for secure, accessible storage in a densely populated and tourist-heavy area like Benalmádena is consistently high. This established business masterfully capitalizes on that demand, offering a low-maintenance, high-yield operation. Each unit commands a competitive rental price, typically ranging between €100 and €150 per month, reflecting the premium location and the quality of the service provided. This existing setup provides a steady and remarkably reliable income stream from day one, offering immediate profitability for the new owner.

Exceptional Profitability and Unmatched Future Potential

The financial allure of this investment is undeniable. Based on current occupancy and rental rates, this commercial premises delivers an impressive monthly profitability approaching €4,000. This translates into a substantial annual return, making it an incredibly attractive proposition for astute investors seeking stable, high-performing assets with a proven track record. This offers a compelling return on investment from the moment of acquisition.

What makes this opportunity even more compelling is its inherent flexibility. While the current storage business is exceptionally lucrative and can be seamlessly continued by a new owner, the expansive 176m² space offers immense potential for diversification or transformation. Imagine repurposing the space into premium co-working offices to cater to the growing remote work community, establishing a high-end retail outlet, or creating a unique service-based enterprise. The possibilities are vast, all underpinned by the superior advantage of its prime Puerto Marina address, promising future adaptability and sustained value.

Investing in commercial real estate in Southern Spain, particularly in a blue-chip location like Puerto Marina, offers significant advantages. The region consistently attracts international investment, driven by its desirable climate, strong tourism sector, and a continuously evolving economy. Properties in such prominent locations tend to appreciate steadily, ensuring not only immediate rental income but also substantial capital growth over time. This particular offering represents a rare chance to acquire a turn-key business with a robust financial performance, situated in an irreplaceable location. It’s an ideal asset for portfolio diversification or for an entrepreneur looking to step into a ready-made, profitable venture with immense upside potential.

A Strategic Acquisition for Discerning Investors

This is more than just a purchase; it's a strategic acquisition. It promises not only a highly profitable monthly return from an existing, well-managed business but also the security and prestige of owning property in one of Spain's most iconic and vibrant coastal hubs. The intrinsic value of a 176m² commercial space in Puerto Marina, combined with its proven income generation, positions this offering as a standout investment opportunity on the Costa del Sol. For those who understand the value of location, proven income, and future potential, this commercial premises is an absolute must-see.

We invite you to explore this exceptional opportunity to own a significant piece of Benalmádena’s thriving commercial landscape. Secure your foothold in this dynamic market and begin generating significant returns from day one. Contact Luxury Realty today to arrange a private viewing and discuss how this premier investment can fit into your portfolio.

Features: