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Commercial in Marbella

Reference: R5527750



Bedrooms: by request

Bathrooms: by request

M² Build size: 123

Price: 800,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional investment opportunity in the heart of Marbella, Southern Spain – a region synonymous with opulent lifestyles, breathtaking coastal beauty, and a robust, ever-growing luxury market. This meticulously curated commercial premise offers not just immediate, stable income, but also an unparalleled potential for capital appreciation, strategically positioned within one of Marbella's most promising and rapidly evolving areas. For the discerning investor seeking a foothold in this coveted Mediterranean paradise, this asset represents a rare confluence of security, prestige, and future prosperity.

Located in a vibrant and highly sought-after district, this prime commercial space currently benefits from a secure, long-term lease to a well-established and reputable banking institution. This provides an immediate, consistent revenue stream, underscoring the property's intrinsic value as a stable income-generating asset. The presence of such a prestigious tenant not only guarantees reliability but also signifies the inherent quality and strategic importance of the location, having been selected by a major financial entity for its visibility and accessibility.

The strategic advantage of this property is truly second to none. It boasts an enviable position within comfortable walking distance to Marbella's bustling town centre, placing it at the nexus of urban convenience and high footfall. Residents, tourists, and local professionals alike frequent this area, ensuring a constant flow of potential clientele and sustained commercial activity. Furthermore, its proximity to the glittering Mediterranean coastline, just approximately 700 metres away, adds another layer of desirability, connecting urban convenience with leisure and lifestyle appeal that defines Marbella.

However, what truly elevates this offering into an extraordinary investment is its direct adjacency to the future Marbella FC Stadium development. This monumental urban regeneration project is poised to utterly transform the surrounding landscape. Imagine a state-of-the-art stadium complemented by a luxurious hotel, a cutting-edge wellness centre, expansive commercial zones, a diverse array of gourmet restaurants, and over 1,000 dedicated parking spaces. This comprehensive development will act as a powerful magnet, attracting thousands of visitors, residents, and businesses, thereby skyrocketing footfall, economic activity, and ultimately, property values in the immediate vicinity. This property stands to directly benefit from this unprecedented urban transformation, making it a truly future-proof investment.

Beyond its prime commercial purpose, the building housing this premise offers an unexpected and delightful array of amenities that significantly enhance its appeal. Rare for a commercial property in such a central location, the development features beautifully landscaped gardens, a refreshing communal swimming pool, and well-maintained communal areas. These elements contribute to a higher quality of life for residents and a more attractive, prestigious environment for businesses. Such added value distinguishes this property, reflecting a commitment to superior design and a holistic approach to urban living and working spaces – an amenity profile typically reserved for high-end residential complexes, yet here, enriching a commercial investment.

This is far more than just a commercial property; it is an opportunity to acquire a strategic asset in a prime Marbella location, offering the dual advantage of robust immediate income and substantial long-term appreciation potential. As the surrounding area evolves into an even more vibrant and desirable hub, driven by the monumental stadium project, your investment here is perfectly positioned to capture significant upside. Luxury Realty invites astute investors to explore this unique proposition – a rare chance to secure a cornerstone asset in one of Europe’s most dynamic luxury markets.

Contact Luxury Realty today to receive further detailed information and to arrange a private consultation. Unlock the potential of Marbella's future with this exceptional investment opportunity.

Legal Notice: Important Information for Prospective Buyers

The indicated price for this exceptional commercial property does not include any applicable taxes or associated expenses. Prospective buyers should be aware that the following approximate costs will apply:

- A 7% Property Transfer Tax (ITP) is applicable to the purchase price. For this property, the estimated Property Transfer Tax (ITP) will be €56,000.
- Notary fees will typically range between approximately 0.3% and 0.5% of the sale price. For this specific property, the estimated Notary fees will be between €2,400 (at 0.3%) and €4,000 (at 0.5%).
- Land Registry fees will typically range between approximately 0.1% and 0.3% of the sale price. For this specific property, the estimated Land Registry fees will be between €800 (at 0.1%) and €2,400 (at 0.3%).

It is important to note that the amounts indicated for these additional costs are provided for informational purposes only. They are estimates and may vary depending on the specific circumstances of the transaction and any applicable legal updates or changes in regulations. Luxury Realty assures prospective buyers that for this particular property, the purchase does not entail any real estate agency fees for the buyer, representing an additional benefit for your investment.

Features:

None, Pool, Air conditioning, Private garden, Investment