

LA DUQUESA

149,900 €

REFERENCE R180341

Prime Investment Opportunity: State-of-the-Art Warehouse in La Duquesa, Costa del Sol

500 m²

BUILT








up35jgrhau


up35jgrhau


up35jgrhau

Description

Luxury Realty proudly presents an unparalleled investment opportunity on the illustrious Costa del Sol: a newly constructed, impeccably designed warehouse spanning 500 square meters. Nestled in the highly sought-after location of La Duquesa, this commercial property transcends the typical understanding of industrial space, offering a strategic asset for discerning investors. Its modern architecture, coupled with its prime coastal positioning in Southern Spain, makes it an exceptionally versatile and valuable acquisition for a multitude of commercial ventures, with a standout potential for high-yield rental income through sectional lease agreements.

Unrivaled Location: La Duquesa, Costa del Sol

The strategic allure of this property begins with its location in La Duquesa, a gem on the Western Costa del Sol. This vibrant area, renowned for its picturesque marina, world-class golf courses, and pristine beaches, offers a unique blend of tranquil coastal living and dynamic commercial activity. Situated within an established urbanisation, the warehouse benefits from exceptional accessibility and visibility, making it an ideal hub for logistical operations. Its proximity to charming coastal towns, bustling marinas, and major transport links, including the AP-7 motorway, ensures seamless connectivity to Marbella, Gibraltar, and Malaga International Airport. The advantageous south orientation further enhances the appeal, potentially offering optimal natural light and ease of access.

La Duquesa is not merely a tourist hotspot; it is a burgeoning residential and commercial nexus where the demand for quality infrastructure and services is consistently on the rise. Its position in the heart of Southern Spain positions it as a gateway to both the local Andalusian market and international trade routes, presenting an enviable backdrop for any enterprise looking to establish or expand its footprint in a thriving European economy. The synergy between its residential appeal and commercial viability creates a fertile ground for sustained growth and profitability.

A Modern Marvel: The New Build Warehouse

This 500 square meter facility is a testament to modern construction and functional design. As a new build property, it boasts superior structural integrity, adherence to the latest building regulations, and a contemporary aesthetic that aligns with the quality standards expected by Luxury Realty’s clientele. The spacious interior is characterised by high ceilings and an open-plan layout, offering maximum flexibility for customisation to suit diverse operational needs. Whether envisioned as a single expansive storage facility or meticulously partitioned into multiple independent units, the inherent design allows for effortless adaptation and efficient space utilization.

The excellent condition of the property means it is ready for immediate occupancy and operation, eliminating the need for costly and time-consuming renovations. Essential utilities such as electricity and drinkable water are already installed and fully operational, providing a reliable foundation for any business activity. The robust construction materials and thoughtful architectural planning ensure durability, security, and a low-maintenance operational cost, translating directly into enhanced long-term value and peace of mind for the investor. This is not just a building; it is a meticulously crafted commercial canvas designed for optimal performance and longevity.

Strategic Investment Potential: High-Yield Storage Solutions

The core investment appeal of this warehouse lies in its exceptional suitability for conversion into sectional storage units, commonly known as trasteros. The demand for secure, accessible, and well-maintained storage solutions in coastal regions like the Costa del Sol is experiencing exponential growth. Residents, businesses, and expatriates frequently require additional space for personal belongings, inventory, equipment, or seasonal items. By strategically partitioning the 500 square meters into individual storage lockers of varying sizes, the owner can tap into multiple revenue streams, significantly amplifying rental income potential compared to leasing the entire space as a single unit.

This model offers a diversified income portfolio, mitigating risk by distributing tenancy across numerous clients. The new build status, excellent condition, and reliable utilities contribute to a premium offering, allowing for competitive rental pricing. Furthermore, the strategic location in La Duquesa ensures a consistent flow of potential tenants from the surrounding urbanisations, golf resorts, and marina communities. This property represents not just a real estate acquisition, but an astute business venture into a highly lucrative and underserviced market niche. It embodies the essence of a robust investment, promising not only steady rental yields but also significant capital appreciation in a desirable and expanding region.

Beyond the Conventional: An Asset for the Future

While the primary recommendation highlights its potential as a storage facility, the inherent versatility of this 500m² new build warehouse in such a prime location means its applications are virtually limitless. It could serve as a logistical hub for e-commerce businesses, a distribution center, a workshop, a showroom, or even a creative space, depending on the evolving needs of the dynamic Costa del Sol market. Its adaptability future-proofs the investment, allowing for pivots and adjustments as market demands shift, ensuring sustained relevance and profitability for years to come. This property is categorised not merely as a bargain in terms of its exceptional value proposition, but as a strategic, long-term investment poised for substantial returns.

Key Features at a Glance

This exceptional commercial property offers 500 square meters of newly constructed, high-quality space in an excellent condition. Its strategic setting in La Duquesa, Costa del Sol, places it conveniently close to golf courses, the sea, local towns, and the marina within a thriving urbanisation. The south orientation ensures favourable conditions for various operational needs, while essential utilities such as electricity and drinkable water are fully installed and ready for use. Representing a significant investment opportunity, this warehouse is perfectly suited for a high-yield rental model through sectional storage units, promising a robust and reliable income stream.

For investors seeking a valuable asset in one of Southern Spain's most coveted locations, this state-of-the-art warehouse in La Duquesa stands as a beacon of opportunity. Contact Luxury Realty today to discover how this prime property can become the cornerstone of your investment portfolio on the magnificent Costa del Sol.

Details

Reference	R180341	Property Type	Commercial
Status	Sale	Price	149,900 €
Bedrooms	by request	Bathrooms	by request
Build size	500 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Investment