

MÁLAGA

1,630,000 €

REFERENCE R3176794

Unrivaled Investment Opportunity: Prime Commercial Plot Adjacent to Malaga Airport

6,996 m²

PLOT







Description

Luxury Realty is proud to present an exceptional commercial investment opportunity situated at the very nexus of one of Spain's most dynamic economic hubs. This meticulously prepared commercial land parcel offers an unparalleled strategic advantage, positioned directly adjacent to Malaga Airport – a vital gateway to the vibrant Costa del Sol and a cornerstone of tourism and commerce in Southern Spain.

Malaga, a city steeped in history yet brimming with modern ambition, has rapidly emerged as a premier destination for both leisure and business. Its international airport (AGP) serves millions of passengers annually, consistently ranking among Spain's busiest. This constant flow of arrivals and departures creates an insatiable demand for ancillary services, particularly those related to ground transportation and vehicle management. It is within this high-demand ecosystem that our distinguished offering truly shines, promising not just immediate returns but substantial future appreciation.

Strategic Location: The Gateway to the Costa del Sol

The essence of real estate value lies in location, and this property boasts a position that is nothing short of superlative. Situated directly next to Malaga Airport, this plot is poised to become the ultimate first point of contact for countless travelers. Its future significance is further amplified by its direct adjacency to the new North entrance road currently under development. Upon completion, this will position the property as the inaugural commercial site encountered when approaching the airport from this crucial new access point. This preeminent visibility and ease of access are invaluable assets, fundamentally altering the competitive landscape for businesses operating in the airport vicinity.

Imagine the advantage for a car rental operation or an airport car park business: being the very first establishment travelers see, the most convenient to access, and the most efficient for drop-offs and pick-ups. This prime positioning eliminates the need for navigating complex routes or enduring additional travel time, offering a seamless experience that discerning clients will undoubtedly prioritize. For any business reliant on high traffic volume and effortless accessibility, this location represents an irreplaceable competitive edge, guaranteeing consistent patronage and operational efficiency.

Property Features: Ready for Immediate Commercial Deployment

Beyond its exceptional location, the property itself has been thoughtfully prepared for immediate commercial application, significantly reducing upfront development costs and accelerating time to revenue. Spanning a generous area, the entire perimeter is securely and professionally fenced, ensuring privacy, protection, and operational integrity from day one. This feature is paramount for businesses handling valuable assets such as vehicle fleets, providing peace of mind and operational security.

A remarkable 80% of the surface area is already asphalted, representing a substantial investment in infrastructure that is typically a major expenditure for new commercial developments. This pre-existing, durable surfacing provides a ready-to-use platform for parking bays, vehicle maneuvering, and operational zones, facilitating immediate deployment for car rental agencies, airport parking facilities, or logistics operations. This level of preparation means a quicker launch and faster generation of income for the new owner.

Furthermore, demonstrating a commitment to sustainability and modern efficiency, the property is equipped with photovoltaic solar panels. This forward-thinking addition not only significantly reduces operational overheads by providing a source of renewable energy but also enhances the property's appeal to environmentally conscious businesses and customers. In today's market, properties that integrate green technology are increasingly valued, adding a layer of contemporary sophistication and long-term cost savings to this already compelling offering.

A Robust Investment Profile: Immediate Income & Exceptional Growth Potential

This is not merely a promising parcel of land; it is a proven income-generating asset. The property is currently leased, providing immediate and stable rental income. This established revenue stream of 9,400 EUR per month, plus VAT, translates into an attractive annual yield, offering a substantial return on investment from day one. Investors can benefit from a transparent and

verifiable ROI of 8.5% per annum on invested capital, making this a highly attractive proposition for those seeking both stability and growth in their portfolio.

The strategic genius of this investment lies in its dual appeal: consistent present income combined with extraordinary future capital appreciation. The ongoing construction of the new North access road to Malaga Airport is a transformative infrastructure project. Once completed, the unique positioning of this plot as the *first* commercial entity encountered by traffic from this new entrance will fundamentally elevate its market value. The enhanced visibility, simplified access, and intrinsic operational advantages it will offer are guaranteed to drive significant revaluation, making this an astute acquisition for discerning investors anticipating substantial capital gains in the short to medium term. This is a rare opportunity to acquire a strategic asset poised for exponential growth within Spain's burgeoning economic landscape.

Details

Reference	R3176794	Property Type	Land
Status	Sale	Price	1,630,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	6,996 m²
Terrace	–	Parking places	by request

Features

Alarm system, Parking, Investment