

SAN PEDRO DE ALCÁNTARA

725,000 €

REFERENCE R3613073

Unrivaled Commercial Opportunity: Prime Diaphanous Space with Panoramic Sea Views in San Pedro de Alcántara

1	1	225 m²
BEDROOMS	BATHROOMS	BUILT











Description

Luxury Realty proudly presents an extraordinary and exclusive commercial property for sale, a rare gem situated in the very heart of San Pedro de Alcántara's most coveted commercial district. This exceptional offering on Marques del Duero Street represents not merely a property, but a strategic investment into the vibrant economic future of one of Southern Spain’s most desirable locations. Designed for visionaries and discerning professionals, this space promises an unparalleled environment for success, blending prime location with breathtaking aesthetics and functional versatility.

San Pedro de Alcántara, nestled majestically on the sun-drenched Costa del Sol in Andalusia, Southern Spain, is renowned for its unique blend of traditional Andalusian charm and contemporary luxury. This picturesque town offers an enviable quality of life, attracting an affluent local and international clientele drawn to its pristine beaches, world-class amenities, and sophisticated lifestyle. Located just a stone's throw from the glamorous Marbella and the iconic Puerto Banús, San Pedro de Alcántara benefits from the region's dynamic tourism and high-end residential markets, making it a hotspot for premium business ventures. The town’s beautifully maintained promenade, bustling town centre, and exquisite culinary scene create a vibrant atmosphere that beckons both residents and visitors.

Marques del Duero Street stands as the undisputed commercial pulse of San Pedro de Alcántara. It is a prestigious address synonymous with high footfall, upscale boutiques, gourmet restaurants, and a thriving professional community. Establishing a presence here means immersing your business in an environment of prestige and visibility, directly engaging with a sophisticated market segment. The strategic positioning of this property ensures maximum exposure and accessibility, cementing its status as an incomparable opportunity within this dynamic commercial ecosystem.

Spanning an impressive 225 square meters, this meticulously designed commercial space is presented in a magnificent diaphanous layout, offering an unconstrained canvas for bespoke customization. The open-plan design provides unparalleled flexibility, allowing prospective owners to tailor the interior to precisely meet the specific demands and aesthetic aspirations of their enterprise. Whether envisioning a sleek, modern corporate office, an expansive, state-of-the-art clinic, or an elegant showroom, the possibilities are boundless. This inherent adaptability is a significant asset, ensuring the space can evolve with your business needs and maintain its relevance and appeal for years to come.

One of the most distinguishing features of this remarkable property is its extraordinary fenestration. Boasting an expansive 180-degree angle of floor-to-ceiling windows, the space is bathed in an abundance of natural light, creating an uplifting and energizing atmosphere. These magnificent windows not only illuminate the entire interior but also frame truly spectacular panoramic views. From the lively pulse of the commercial gallery below to the breathtaking sweep of the glistening Mediterranean Sea, the vistas are simply mesmerizing. The sea-facing aspect is a rare and coveted attribute, imbuing the space with a sense of tranquility and luxury that is impossible to replicate. Imagine clients and employees alike being inspired by the azure waters and clear skies of the Costa del Sol, an unparalleled backdrop for any professional setting.

Furthermore, the extensive facade frontage offered by these impressive windows ensures unparalleled brand visibility. With numerous meters of prominent display area, your business will command immediate attention from the high volume of pedestrian and vehicular traffic circulating on Marques del Duero Street. This dominant presence is invaluable for brand recognition and serves as a powerful marketing tool, ensuring your establishment stands out in a competitive market.

This property represents an exceptional investment proposition within the booming real estate market of the Costa del Sol. The sustained demand for premium commercial spaces in prime locations like San Pedro de Alcántara guarantees strong appreciation potential and a robust return on investment. Securing a foothold in such a strategically vital and economically thriving area is a move that promises long-term prosperity.

The versatility and prestigious location make this space ideally suited for a diverse array of high-profile enterprises. It is perfect for a state-of-the-art medical clinic, a distinguished notary office, prestigious legal chambers, dynamic corporate headquarters, or bespoke professional offices. Its expansive, light-filled environment also lends itself beautifully to a luxury showroom, an exclusive art gallery, or a high-end consultancy firm. The inherent elegance and professional aura of the location will undoubtedly elevate the perception of any business housed within its walls.

Adding to the convenience and accessibility, a public parking facility is strategically located just 50 meters from the property. This ensures hassle-free access for clients, patients, and personnel, a crucial amenity in a bustling commercial area. The ease of access, combined with the property's central location, makes it an optimal choice for businesses prioritizing client convenience and operational efficiency.

In summary, this exclusive commercial property offered by Luxury Realty is more than just a space; it is a gateway to unparalleled business success in one of Southern Spain's most sought-after destinations. With its prime location on Marques del Duero Street, expansive 225m² diaphanous layout, breathtaking 180-degree panoramic sea views, and impressive facade visibility, it presents an extraordinary opportunity for astute investors and ambitious entrepreneurs. Do not miss the chance to establish your enterprise in a setting that epitomizes luxury, professionalism, and strategic advantage.

Details

Reference	R3613073	Property Type	Commercial
Status	Sale	Price	725,000 €
Bedrooms	1	Bathrooms	1
Build size	225 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Sea views, Lift, Investment, Resale