

PUERTO BANÚS

300,000 €

REFERENCE R3842242

Prime Commercial Office in Puerto Banús: An Unrivaled Business Opportunity

68 m²

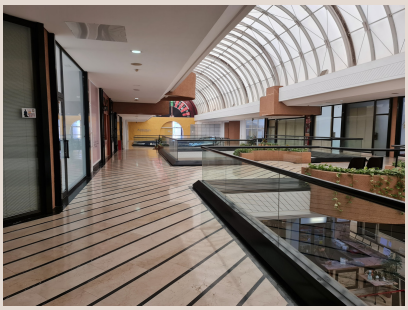
BUILT












Goya

Description

Luxury Realty is delighted to present an exceptional commercial office space, perfectly poised on the top floor of a prestigious business center in the heart of Puerto Banús. This is more than just an office; it is a gateway to unparalleled opportunities within one of Europe's most exclusive and dynamic commercial hubs, situated in the sun-drenched region of southern Spain. Puerto Banús, synonymous with luxury, glamour, and international flair, offers a vibrant ecosystem for businesses seeking prestige and global visibility. Its prime location, a mere stone's throw from the iconic El Corte Inglés department store, places your enterprise at the epicenter of high-end retail, discerning clientele, and strategic business connections.

This magnificent 68m² office has been thoughtfully designed to offer maximum flexibility and aesthetic appeal. Currently presented in a completely diaphanous, open-plan layout, it serves as a perfect blank canvas, ready to be meticulously customized to the specific requirements and brand identity of its new occupant. This inherent flexibility allows for the creation of a bespoke workspace, whether envisioning a sleek executive suite, a dynamic collaborative studio, an elegant client reception area, or a high-tech operational hub. The minimalist design philosophy ensures that the space can adapt seamlessly to a myriad of professional uses, from financial services and legal practices to cutting-edge tech firms or luxury brand showrooms.

One of the most captivating features of this top-floor office is its breathtaking panoramic vistas. Bathed in the soft, invigorating glow of the morning sun, thanks to its advantageous east orientation, the space offers dual aspects that truly set it apart. Gaze out over the bustling avenues of Puerto Banús, witnessing the pulse of this vibrant community unfold below. Beyond the urban panorama, your eyes are drawn to the majestic, sparkling expanse of the Mediterranean Sea, offering an inspiring backdrop that fosters creativity and well-being. This unique combination of urban energy and serene seascape provides an unparalleled working environment, promoting productivity and offering a sophisticated atmosphere for both employees and clients.

The commercial business center itself is a beacon of professionalism and convenience. It hosts a diverse array of high-calibre businesses, fostering a synergistic environment for networking and growth. The building is equipped with state-of-the-art facilities designed to enhance efficiency and comfort. High-speed elevators provide swift and easy access to all floors, ensuring a seamless experience for visitors and staff alike. Furthermore, the provision of secure, subterranean parking facilities eliminates the common urban challenge of finding a convenient space, offering peace of mind and convenience for both owners and their esteemed clientele. The overall infrastructure and professional management of the center uphold the high standards expected in such a prime location.

Beyond the immediate confines of the office and business center, the strategic location in Puerto Banús offers an inimitable advantage. This world-renowned marina town is not just a geographical point; it's a global brand associated with luxury yachts, haute couture boutiques, Michelin-starred dining, and an unparalleled social scene. Being "a step away" from El Corte Inglés means direct access to premium shopping, gourmet food halls, and a constant flow of affluent local and international visitors. The office's proximity to the marina, exclusive hotels, and vibrant nightlife makes it an ideal base for businesses that thrive on connectivity, visibility, and a prestigious address. Excellent road networks provide easy access to Marbella city center, various golf courses, and Malaga International Airport, connecting your business effortlessly to global markets.

This exquisite office represents an outstanding investment opportunity, whether for personal business use or as a lucrative rental asset. The robust demand for prime commercial real estate in Puerto Banús ensures strong appreciation potential and consistent rental yields. For an enterprise seeking to establish or expand its presence, acquiring this office offers an immediate upgrade in corporate image and a strategic advantage in attracting top talent and high-net-worth clients. It serves as a powerful statement of success and ambition. Its versatility makes it suitable for a wide range of businesses, including but not limited to wealth management, architectural design, marketing agencies, private clinics, luxury real estate services, or high-end consultancies. Investing in Puerto Banús is investing in a resilient and flourishing market.

For those considering a long-term commercial lease, this remarkable office is available for rent at an exceptional value of €2,000 per month. This competitive long-term rental rate for a 68m² top-floor office in such a prestigious location underscores the unique opportunity it presents. It allows businesses to secure a foothold in one of the world’s most sought-after commercial addresses without the initial capital outlay of a purchase, while still benefiting from the unparalleled prestige and strategic advantages that Puerto Banús offers. This rate makes it an accessible option for discerning professionals and companies eager to position

themselves amidst the luxury and dynamism of the Costa del Sol.

Do not let this extraordinary opportunity pass you by. Elevate your business presence and immerse yourself in the epitome of Mediterranean luxury and commercial excellence. This is more than just an office space; it is a strategic asset designed to inspire growth and define success. We invite you to experience firsthand the potential and prestige that this remarkable property offers. Contact Luxury Realty today to arrange a private viewing and discover how this exceptional office in Puerto Banús can become the new, distinguished address for your enterprise. Seize the chance to make a statement in a location that truly defines aspirational living and lucrative business ventures in southern Spain.

Details

Reference	R3842242	Property Type	Commercial
Status	Sale	Price	300,000 €
Bedrooms	by request	Bathrooms	by request
Build size	68 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Sea views, 24H Security, Parking, Investment, Resale