

PUERTO BANÚS

625,000 €

REFERENCE R3842263

Exclusive Top-Floor Office with Sea Views in Puerto Banús: A Premier Investment Opportunity

156 m²

BUILT

20 m²

TERRACE













Description

Luxury Realty is proud to present an unparalleled commercial opportunity in the heart of Puerto Banús, Southern Spain: a magnificent top-floor office space boasting 156 square meters of expansive interior area, complemented by a generous 20 square meter private terrace. Nestled within a prestigious commercial business center, this elite property offers not just a workspace, but a strategic foothold in one of the Mediterranean's most coveted and glamorous locations. Positioned a mere stone's throw from the world-renowned El Corte Inglés, this address guarantees exceptional visibility and seamless access to a discerning international clientele, establishing your business among the elite.

Puerto Banús, situated on the sun-drenched shores of the Costa del Sol, is globally celebrated as a beacon of luxury, sophistication, and high-end lifestyle. This iconic marina attracts an exclusive demographic of high-net-worth individuals, international investors, and discerning tourists, making it an ideal nexus for luxury brands and professional services. The vibrant atmosphere, punctuated by superyachts, designer boutiques, gourmet dining establishments, and upscale entertainment venues, provides an unparalleled backdrop for any enterprise seeking to establish or enhance its prestigious image. Investing in Puerto Banús is more than acquiring real estate; it's securing a presence in a perpetually thriving economic ecosystem defined by affluence and exclusivity.

This exceptional office space is thoughtfully designed with a completely open-plan, or "diaphanous," layout, offering unparalleled flexibility for customisation. This blank canvas awaits your bespoke interior design, allowing for the creation of a corporate headquarters, a luxury showroom, an exclusive consulting firm, or any high-end professional service tailored precisely to your brand's identity and operational needs. The possibilities are boundless, providing an environment that can evolve with your business while maintaining an aura of sophistication and efficiency. Imagine designing a space that perfectly reflects your corporate vision, unconstrained by existing partitions or outdated aesthetics.

One of the most captivating features of this top-floor office is its breathtaking natural illumination and spectacular vistas. With an advantageous east-facing orientation, the space is bathed in glorious morning sun, fostering an energising and pleasant working environment throughout the day. The views from the office are truly magnificent, overlooking the bustling avenue below, where the pulse of Puerto Banús can be observed from a serene vantage point. Beyond this urban panorama, the outlook extends to sweeping, spectacular sea views, offering an inspiring backdrop that changes with the light, creating an atmosphere of calm and prestige. The private 20-square-meter terrace provides an invaluable extension of the workspace, perfect for informal meetings, client entertaining, or simply a moment of private reflection amidst the stunning coastal scenery.

The commercial business center itself is a hub of activity and convenience, designed to cater to the demands of modern luxury enterprises. It houses a diverse array of upscale businesses, fostering a synergistic environment where networking opportunities are abundant and complementary services are readily available. The building is equipped with state-of-the-art infrastructure, including high-speed elevators ensuring effortless access to your top-floor premises. Furthermore, secure underground garages offer ample parking solutions for both proprietors and clients, a significant advantage in such a bustling and sought-after location. The sophisticated security measures and professional management of the center further enhance the prestige and operational efficiency of your business, projecting an image of reliability and excellence.

This property represents an extraordinary investment opportunity, distinguishing itself within the highly competitive real estate market of Southern Spain. The inherent value of an address in Puerto Banús is consistently high, driven by sustained international demand and the enduring allure of the region. Whether your objective is to generate substantial rental income, establish a prominent corporate headquarters, or create a flagship presence for any high-end business, this office space offers remarkable versatility and a robust potential for capital appreciation. The strategic location guarantees a constant flow of affluent clientele, ensuring sustained success and unparalleled growth prospects for any venture. This is not merely a purchase; it's a strategic acquisition in a location synonymous with prosperity and prestige.

The luxury commercial real estate market in Puerto Banús has consistently demonstrated resilience and growth, making this particular offering an astute choice for investors seeking stability and profitability. The demand for prime office space with such desirable attributes – generous area, a private terrace, top-floor exclusivity, and spectacular views – far outstrips supply, contributing to strong rental yields and a secure asset. Beyond the financial returns, owning a commercial property in this iconic

location elevates your brand’s stature, providing an immediate endorsement of quality and success. It offers an unparalleled platform to cultivate enduring relationships with a global network of clients and partners, reinforcing your position within the luxury sector.

Do not miss this singular chance to own a piece of Puerto Banús’s vibrant commercial landscape. This is more than an office; it is a gateway to unparalleled business success and an investment in an asset of enduring value. At a truly competitive price, this wonderful office space offers an exceptional blend of luxury, location, and potential return on investment that is rarely found. We invite you to experience firsthand the elegance and strategic advantages this property affords. Elevate your business to new heights by securing this prestigious address.

For discerning investors and visionary entrepreneurs aiming to solidify their presence in the premier destination of Southern Spain, this top-floor office in Puerto Banús is an opportunity that demands immediate attention. Contact Luxury Realty today for a private viewing and to discover how this remarkable property can become the cornerstone of your future success.

Details

Reference	R3842263	Property Type	Commercial
Status	Sale	Price	625,000 €
Bedrooms	by request	Bathrooms	by request
Build size	156 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

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