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MARBELLA

2,650,000 €

REFERENCE R3850282

Premier Commercial Investment in Marbella's Dynamic Polígono de la Ermita

2

BATHROOMS

1,792 m²

BUILT













Description

Luxury Realty proudly presents an exceptional commercial asset, strategically located within Marbella's burgeoning Polígono de la Ermita. This property offers a compelling investment in Southern Spain's most prestigious market. Marbella, celebrated globally for its opulent lifestyle and affluent international community, serves as a beacon for luxury tourism and high-value commerce. Its prime Costa del Sol position ensures excellent connectivity, attracting high-net-worth residents and businesses, fostering a resilient, appreciating real estate landscape.

The Polígono de la Ermita is a highly coveted commercial and industrial hub, significantly enhanced by its 'new area' designation. This implies modern infrastructure, superior accessibility, and a forward-thinking urban plan, facilitating seamless business operations and growth. Proximity to major transport arteries ensures optimal logistics and effortless access, positioning this sector as a magnet for successful enterprises. Investing here capitalises on Marbella’s robust economic trajectory, characterized by steady expansion, persistent demand for premium commercial spaces, and a demographic underpinning a diverse business environment.

This impressive commercial building boasts a substantial total constructed area of 1,792.50 square meters. The core features a generously proportioned covered industrial unit, spanning an expansive 1,000 square meters. This vast, open-plan interior offers immense versatility, ideal for warehousing, manufacturing, large-scale retail, or a logistics hub. Its adaptable design allows for custom configurations. Well-appointed administrative offices, distributed over two floors, provide dedicated areas for management and client engagements. Two distinct service areas further ensure optimal functionality and convenience, reflecting comprehensive modern commercial utility.

A truly distinctive feature elevating the property's intrinsic value is the expansive outdoor patio, measuring 792.50 square meters. This substantial exterior offers unparalleled opportunities for expansion and bespoke customization. Crucially, the patio is meticulously prepared for potential total or partial enclosure. This pre-engineered flexibility provides an immediate pathway to substantially increase the covered operational area, enabling future growth without complex structural overhauls. Transform this versatile area into supplementary warehousing, an expanded production line, a showroom, or dedicated parking/loading zones. Such adaptability is a rare and valuable asset, offering a future-proof solution for evolving business needs and enhancing long-term utility and market appeal.

The building’s intelligent design and integration within a vibrant commercial district foster a synergistic environment. Contiguous with other established commercial entities, it benefits from a thriving business ecosystem, potentially leading to increased visibility and shared resources. This integration underscores its strategic value, presenting an attractive proposition for enterprises prioritizing operational efficiency and market exposure. Furthermore, the property is fully equipped with robust, contemporary infrastructure. Essential utilities—high-capacity electricity, reliable water supply, and comprehensive telecommunications—are operational. This ensures any new tenant or owner can commence operations without delay, bypassing costly fundamental service establishment.

Beyond its exceptional physical attributes and premier location, this commercial property distinguishes itself as a highly compelling investment due to its immediate, secure income stream. A robust rental agreement with a reputable tenant guarantees a consistent monthly income of €6,000. This advantageous lease extends until 2027, offering stable, predictable revenue for the discerning new owner. This long-term tenancy provides exceptional financial security, positioning this property as an ideal asset for investors seeking immediate cash flow and significant capital appreciation in one of Spain’s most resilient markets. The established lease mitigates initial investment risks, presenting this property as a turn-key solution for sophisticated portfolio diversification and sustained wealth accumulation.

Details

Reference	R3850282	Property Type	Commercial
Status	Sale	Price	2,650,000 €

Bedrooms	by request	Bathrooms	2
Build size	1,792 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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