

MARBELLA

800,000 €

REFERENCE R3877753

# Strategic Landmark Commercial Premises on Marbella's Premier Retail Artery

262 m²

BUILT













# Description

An exceptional opportunity awaits discerning investors and visionary entrepreneurs in the vibrant heart of Marbella city centre. Situated directly on Ricardo Soriano, Marbella's undisputed commercial thoroughfare, these magnificent freehold commercial premises span an expansive 262 m², presenting an unparalleled canvas for a prestigious business venture. This is not merely a space; it is a strategic asset designed to capture the attention of a sophisticated local and international clientele, offering a commanding presence in one of Southern Spain’s most sought-after and economically dynamic locations.

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The property distinguishes itself immediately with its impressive dual glass frontage, offering generous visibility from two prominent sides of Ricardo Soriano. This architectural feature bathes the interior in natural light, creating an inviting and luminous atmosphere, while simultaneously providing an expansive display area crucial for brand prominence and captivating product showcases. Such extensive visual access is a rarity in prime urban locations, guaranteeing maximum exposure and a strong visual impact in an area renowned for its high footfall and bustling commercial activity. For any enterprise seeking to establish a memorable and dominant presence, this feature alone represents immense value.

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Currently configured as a stylish clothing boutique, the interior boasts an open-plan layout that embodies contemporary commercial design principles. This versatile configuration allows for immediate commercial use, significantly reducing initial setup times and costs for similar retail concepts. Beyond its current function, the inherent flexibility of the space renders it perfectly adaptable for a diverse array of high-end business models. Whether envisioned as a luxury retail flagship, an exclusive showroom for premium brands, a sophisticated corporate office, or an upscale hospitality-related concept such as a high-end restaurant or chic café, the possibilities are extensive. Naturally, any change of use would be subject to securing the relevant municipal licences and permissions, a standard procedure in any commercial property acquisition.

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Marbella, nestled on the sun-drenched Costa del Sol in Southern Spain, is more than just a tourist destination; it is a global brand synonymous with luxury, lifestyle, and an affluent demographic. Ricardo Soriano itself is the pulsating artery connecting Marbella's historic Old Town with its modern residential districts and the iconic Puerto Banús. It is a street lined with international brands, leading financial institutions, and gourmet dining establishments, attracting a constant stream of discerning residents, high-net-worth individuals, and international visitors year-round. Investing in commercial property here means integrating your business into an ecosystem of established prestige and continuous economic vitality. The location ensures consistent pedestrian traffic and vehicular visibility, crucial for sustained commercial success.

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The premises are presented in an exemplary state of repair and benefit from a suite of modern amenities essential for a premium commercial operation. A high-efficiency air conditioning system guarantees optimal climate control throughout the year, ensuring comfort for both customers and staff regardless of the season. For ventures requiring specific operational infrastructure, the property includes a fully integrated smoke extraction system, a significant advantage particularly for hospitality concepts. A fully installed and well-maintained bathroom provides essential facilities, while double glazing contributes to superior insulation, noise reduction, and enhanced energy efficiency. Connectivity is paramount in today's business world, and these premises are equipped with a high-speed fibre optic connection, enabling seamless digital operations, robust communication, and efficient online engagement. Furthermore, accessibility has been thoughtfully addressed with features designed to accommodate people with reduced mobility, broadening the appeal and functionality of the space to all potential customers and employees, aligning with modern inclusive standards.

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For strategic buyers and astute investors seeking to acquire a central Marbella asset, this property represents a genuinely unique offering. Its high visibility, combined with robust pedestrian relevance on Marbella's primary commercial avenue, ensures maximum market penetration and brand exposure. The long-term adaptability of the interior layout provides future-proofing for your investment, allowing the business to evolve and respond to changing market demands without necessitating costly structural modifications. Properties of this scale and strategic positioning on Ricardo Soriano are genuinely limited in availability, making this a rare and highly sought-after acquisition. It is an opportunity to own a piece of Marbella's commercial future, securing a prominent location in a market consistently demonstrating resilience and growth. This freehold asset offers not just a commercial space, but a tangible stake in one of Europe's most desirable and prosperous regions, promising enduring value and

significant returns for the forward-thinking investor.

## Details

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| Reference | R3877753 | Property Type | Commercial |
| Status | Sale | Price | 800,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | 262 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Heating, Alarm system, 24H Security, Parking, Investment, Resale