

MARBELLA

210,530 €

REFERENCE R3902653

# Exceptional Commercial Investment Opportunity in Premier Marbella Location

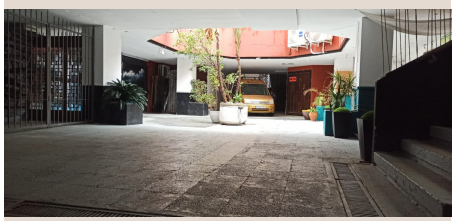
1

BATHROOMS

145 m²

BUILT













# Description

Welcome to an unparalleled commercial investment opportunity nestled in the heart of Marbella, on Spain's illustrious Costa del Sol. This distinguished 145 m² commercial premises offers a rare combination of prime location, sophisticated design, and turn-key readiness, perfectly suited for the discerning investor or a prestigious enterprise seeking to establish or expand its presence in one of Europe's most sought-after luxury destinations.

## A Strategic Address in Marbella's Golden Mile

This exquisite commercial property benefits from an enviable setting, placing it firmly within a vibrant and affluent community. Positioned enviably 'Close To Port' and 'Close To Sea,' the premises guarantee exceptional visibility and accessibility, drawing a consistent stream of high-net-worth individuals, international residents, and discerning tourists. Marbella's marina, a hub of luxury yachts and exclusive establishments, is merely moments away, ensuring a dynamic environment rich with potential clientele. The refreshing proximity to the Mediterranean Sea not only enhances the overall prestige of the address but also offers an alluring backdrop, contributing to the sophisticated ambiance that businesses in this locale covet. Investing in Marbella means investing in a location renowned for its unparalleled lifestyle, year-round sunshine, and a robust economy driven by tourism and luxury real estate, solidifying its status as a global hotspot in Southern Spain.

Marbella's reputation as a playground for the elite is well-earned, attracting a diverse international demographic that fuels a thriving commercial sector. From exclusive boutiques and gourmet restaurants to high-end service providers and corporate offices, the demand for premium commercial spaces remains consistently strong. This property's strategic positioning within this vibrant ecosystem ensures a high probability of success and sustained value growth, making it an intelligent acquisition for any forward-thinking portfolio.

## Modern Elegance and Superior Functionality

Boasting a generous built area of 145 m², this commercial space offers ample room for a multitude of business concepts, from exclusive retail showrooms and chic dining establishments to corporate headquarters or a high-end service outlet. The interior has undergone a comprehensive transformation, earning its 'Recently Renovated' status. This means prospective owners can expect a contemporary aesthetic, state-of-the-art finishes, and an immaculate presentation that requires no immediate further investment. The sleek, modern design provides a sophisticated canvas, allowing for immediate occupancy and operation, thus eliminating the typical delays and costs associated with property upgrades.

Every detail has been meticulously considered to ensure both comfort and efficiency. The premises are equipped with advanced 'Climate Control' through a high-performance 'Air Conditioning' system, crucial for maintaining an optimal environment for clients and employees alike throughout Marbella's warm climate. This ensures a comfortable and inviting atmosphere year-round, enhancing the client experience and staff productivity.

## Premier Features for a Thriving Business

The functionality and appeal of this commercial unit are further enhanced by an array of premium 'Features'. 'Near Transport' links ensure easy access for both employees and clientele, vital for any bustling business. Furthermore, the inclusion of 'Disabled Access' reflects modern standards of inclusivity, broadening the potential customer base and ensuring compliance with accessibility regulations, demonstrating a commitment to serving all patrons.

A significant advantage comes with the 'Basement' area. This versatile space offers invaluable potential, whether utilized for expansive storage, additional private offices, staff amenities, or even as a unique extension of the main commercial area. Such additional square footage significantly enhances the property's utility and value. Connectivity is paramount in today’s business world, and this premises delivers with pre-installed 'Fiber Optic' infrastructure, guaranteeing lightning-fast internet speeds essential for seamless operations, digital communication, and advanced technological requirements.

Adding to its 'turn-key' appeal, the property comes 'Fully Furnished.' This represents a substantial benefit for the new owner, eliminating the time, effort, and expense of sourcing and installing furniture. The curated furnishings are designed to complement the renovated interior, providing a cohesive and elegant look from day one. Complementing this, a 'Fully Fitted Kitchen' is also included, offering practical amenities for staff, or potentially supporting specific business models that require culinary facilities, such as a high-end catering service, a café, or an office space with premium employee facilities.

While atypical for a purely commercial unit, the mention of a 'Communal Pool' indicates that this exceptional premises is situated within a prestigious complex or development. This amenity, though not directly part of the commercial operation, suggests a high-quality, well-maintained environment that adds to the overall desirability and exclusive ambiance of the location. Such a setting can attract businesses that thrive in upscale, amenity-rich environments, or appeal to clients who frequent such distinguished complexes.

### Uncompromised Security and Essential Utilities

Security is a paramount concern for any business, and this property excels in providing a safe and protected environment. Situated within a 'Gated Complex' and equipped with an 'Entry Phone' system, access is controlled and monitored, offering peace of mind for business owners, staff, and clients alike. This heightened security adds an invaluable layer of protection for assets and personnel, underscoring the property's premium status within its community.

All essential 'Utilities' are fully connected and operational, ensuring a smooth transition and immediate commencement of business activities. 'Electricity,' 'Drinkable Water,' and 'Telephone' lines are robustly in place, providing the foundational infrastructure required for any modern enterprise to thrive without interruption.

### A Prime Investment Opportunity

Categorized explicitly as an 'Investment,' this commercial premises represents a truly exceptional opportunity for astute individuals or firms looking to capitalize on Marbella's consistently robust and resilient real estate market. The town's enduring appeal as a global luxury destination guarantees a steady influx of high-net-worth individuals, discerning tourists, and flourishing businesses, driving consistent demand for premium commercial spaces. Whether envisioned for lease to a high-profile tenant or for the establishment of a bespoke enterprise, this property promises significant potential for both strong rental yields and substantial capital appreciation in a market renowned for its stability, growth, and prestige.

This is more than just a commercial space; it is a strategic asset in a world-class location, offering a seamless blend of luxury, functionality, and investment potential. We invite you to explore this unique offering and discover how it can become a cornerstone of your investment portfolio or the vibrant new home for your distinguished business.

## Details

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| Reference | R3902653 | Property Type | Commercial |
| Status | Sale | Price | 210,530 € |
| Bedrooms | by request | Bathrooms | 1 |
| Build size | 145 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Pool, Air conditioning, Investment