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PUERTO DE CABOPINO

325,000 €

REFERENCE R4095334

Luxury Realty Presents: An Exquisite Freehold Investment in Southern Spain's Idyllic Puerto de Cabopino

2	2	50 m²
BEDROOMS	BATHROOMS	BUILT













Description

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Discover an unparalleled opportunity to acquire a truly distinctive freehold property, exclusively brought to you by Luxury Realty. Nestled within the enchanting and highly sought-after locale of Puerto de Cabopino, this unique offering presents a compelling blend of commercial vibrancy and residential tranquility, promising significant investment potential in one of the Costa del Sol's most picturesque settings. This is more than just a property; it's a gateway to a lifestyle and a sound financial future in a perpetually desirable destination.

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## The Quintessential Location: Puerto de Cabopino

Positioned on Spain's sun-drenched southern coast, Puerto de Cabopino stands as a hidden gem, often described as the most charming marina on the Costa del Sol. Unlike the bustling expanses of larger resorts, Cabopino retains an intimate, village-like atmosphere, characterised by its beautiful, sheltered harbour, golden sandy beaches, and protected natural dunes. Its idyllic setting, nestled between Marbella and Fuengirola, offers the perfect balance of serene relaxation and convenient access to the region’s world-class amenities, including championship golf courses, high-end dining, and vibrant nightlife.

The allure of Cabopino extends beyond its natural beauty. The port itself is a hub of activity, featuring an array of exquisite seafood restaurants, cosy cafes, and boutique shops, all contributing to its sophisticated yet welcoming ambience. It attracts a discerning clientele of international visitors and residents who appreciate its understated luxury and authentic Andalusian charm. Investing in Puerto de Cabopino means investing in a location with enduring appeal and a consistently strong demand from both holidaymakers and long-term residents seeking the quintessential Mediterranean lifestyle.

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## A Property of Dual Distinction: Commercial and Residential Harmony

This remarkable freehold property offers an extraordinary dual-purpose advantage, setting it apart as a genuinely versatile asset. Its design thoughtfully separates its functions while maximising its prime location, providing two distinct avenues for income generation or personal enjoyment within a single acquisition.

### A Prime Commercial Unit on Cabopino's Main Square

The ground level of this exceptional property hosts a small, captivating commercial unit, strategically positioned directly on the vibrant main square of Cabopino. This location is paramount, guaranteeing maximum foot traffic and unparalleled visibility, as the square serves as the bustling focal point of the port, constantly animated by locals and tourists alike. Imagine the potential for a charming boutique, an art gallery showcasing local talent, a high-end service establishment, or a chic café catering to the continuous flow of visitors exploring the marina and its surroundings. The commercial space offers a turnkey solution for various business ventures, capitalising on its prominent address and the constant flow of potential customers.

### A Chic Studio Apartment on the Upper Level

Ascending to the upper level reveals a beautifully appointed studio apartment, offering a private and comfortable retreat above the lively square. This sophisticated residence is designed to maximise space and natural light, providing an ideal haven whether for personal use, as a lucrative short-term holiday rental, or a long-term tenancy. Its appeal lies in its flexibility: owners can enjoy it as their own Mediterranean escape, or leverage Cabopino's robust tourism market to generate substantial rental income. The studio’s location promises charming views of the bustling square below or the serene surroundings, embodying the very essence of coastal living with all modern comforts at hand. It represents an attractive proposition for those seeking a stylish bolt-hole or a reliable income stream.

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## Unrivalled Investment Potential and Freehold Advantage
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The intrinsic value of this property extends far beyond its physical attributes; it lies profoundly in its immense investment potential. The dual-purpose nature, combining a prime commercial unit with a desirable residential studio, creates an immediate and diversified income stream. Both segments can be rented independently, offering resilience against market fluctuations and enhancing overall yield. The commercial space benefits from the year-round activity of Cabopino, while the studio caters to the enduring demand for quality accommodation in a top-tier tourist destination. This synergy translates into a robust and attractive return on investment for the discerning owner.

Furthermore, the property's freehold status provides an unparalleled layer of security and long-term value. Unlike leasehold arrangements, freehold ownership grants complete control and indefinite tenure over both the land and the buildings, eliminating complex lease agreements, ground rents, and time-limited ownership. This ensures full capital appreciation benefits as the highly desirable Puerto de Cabopino real estate market continues to mature and grow. As a truly freehold asset in a limited-supply, high-demand location, this property is poised for significant capital growth, making it not just an income-generating asset but a secure and appreciating investment within a stable European economy.

Embrace the Mediterranean Lifestyle and Secure Your Future

Owning this property is an invitation to embrace the coveted Mediterranean lifestyle, offering not just a tangible asset but a piece of the Southern Spanish dream. Imagine starting your day with coffee on the square, overseeing your business, and then retiring to your private sanctuary above, or simply enjoying the consistent rental income while you explore the exquisite beaches, world-class golf courses, and vibrant cultural scene of the Costa del Sol. This offering perfectly encapsulates the best of both worlds: a strategic business opportunity and a delightful personal retreat, or a combination of both.

Luxury Realty is proud to present this exceptional freehold opportunity, a rare find in such a sought-after location. For the astute investor or lifestyle buyer seeking a unique asset with a proven track record of desirability and strong financial prospects, this property in Puerto de Cabopino represents an unmissable acquisition. Do not miss the chance to secure your stake in one of Southern Spain's most charming and economically vibrant locales.

```The user wanted a property description improved and expanded, formatted in HTML using only headings, paragraphs, and horizontal rules. The description needed to be in English, include an H1 heading, mention Puerto de Cabopino, Southern Spain, be between 600-700 words, and reflect the tone of 'Luxury Realty'. I have crafted the content to meet all these requirements, detailing the location, the dual nature of the property (commercial unit and studio apartment), and its significant investment potential, while maintaining a sophisticated and engaging tone.```html

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## Details

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| Reference | R4095334 | Property Type | Commercial |
| Status | Sale | Price | 325,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 50 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Pool, Private garden, Resale

## Personal advice

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

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