

MANILVA

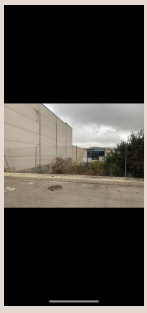
95,000 €

REFERENCE R4126915

Premier Industrial Development Opportunity in Manilva, Southern Spain

350 m²

PLOT



Description

Luxury Realty proudly presents an exceptional and highly sought-after industrial plot, perfectly positioned within the thriving Polígono Industrial Manilva. This is a rare and compelling opportunity for discerning investors and businesses seeking to establish a significant presence in one of Southern Spain's most dynamic and strategically advantageous locations. Manilva, nestled on the stunning Costa del Sol, is renowned for its picturesque landscapes, burgeoning economy, and unparalleled connectivity, making this plot not merely a piece of land, but a gateway to substantial commercial success.

This prime industrial plot is offered as "ready to build," a crucial advantage that significantly streamlines the development process and allows for immediate project commencement. The groundwork has been laid, removing common initial hurdles and providing a clear path for construction. This preparedness underscores the plot's inherent value and its suitability for ambitious projects that demand efficiency and prompt realization. Imagine the possibilities of designing and constructing a bespoke facility tailored precisely to your operational needs, all within a well-established and accessible industrial park.

Strategic Location on the Costa del Sol

The geographical advantage of Manilva cannot be overstated. Situated in the heart of Southern Spain, specifically on the western stretch of the illustrious Costa del Sol, this location offers an ideal blend of robust infrastructure and a vibrant regional economy. Manilva benefits from excellent road networks, including immediate access to the A-7 motorway, which links major cities and commercial hubs along the coast. This ensures seamless logistical operations, whether for inbound raw materials or outbound finished products, reducing transit times and enhancing supply chain efficiency.

Beyond road links, the Polígono Industrial Manilva boasts close proximity to key logistical arteries. Both Málaga-Costa del Sol Airport (AGP) and Gibraltar International Airport (GIB) are within comfortable driving distance, providing international air freight and passenger connections. Furthermore, the plot is conveniently located near the major ports of Algeciras and Málaga, offering vital sea links for global trade. This trifecta of road, air, and sea connectivity makes Manilva an unparalleled location for businesses with national and international reach, reinforcing its appeal as a strategic base for operations.

Unleashing Development Potential: 900 m² Across Three Floors

The true allure of this offering lies in its generous and flexible development parameters. The plot allows for the construction of a substantial building with a maximum of three floors, culminating in a total built area of 900 square meters. This significant allowance provides immense scope for creativity and functionality. Whether your vision involves a state-of-the-art logistics hub, a sleek corporate headquarters, expansive showroom space, or a multi-purpose industrial unit, the permissible density and vertical expansion offer the freedom to design a facility that perfectly aligns with your strategic objectives.

Consider the potential applications: the ground floor could be dedicated to warehousing, light manufacturing, or a spacious showroom, benefiting from easy access and high visibility. The upper floors could then house executive offices, administrative departments, research and development facilities, or even additional storage. This multi-level construction capability maximizes the utility of the land, providing a highly efficient use of space that is both practical and aesthetically pleasing. For a luxury brand, this offers the opportunity to create an architecturally distinguished building that reflects the quality and prestige of their operations.

Investment Foresight with Luxury Realty

Investing in commercial real estate in Manilva, particularly within a well-regarded industrial park, represents a prudent and forward-thinking financial decision. Southern Spain continues to experience robust economic growth, attracting both domestic and international investment. The demand for modern, well-located industrial and commercial spaces is consistently high, ensuring strong rental yields for investors and long-term capital appreciation for owner-occupiers. This plot, with its significant development potential and prime location, is poised to deliver exceptional returns on investment.

Luxury Realty, with its deep understanding of the sophisticated real estate market on the Costa del Sol, is uniquely positioned to guide you through this acquisition. We recognize that an investment of this caliber requires meticulous attention to detail and a comprehensive understanding of local regulations and market dynamics. Our expertise ensures that every aspect of your purchase is handled with the utmost professionalism, from initial inquiry to final acquisition, securing a seamless and advantageous transaction for our esteemed clients.

Seize This Premier Opportunity

This industrial plot in Manilva is more than just land; it is a canvas for your future business endeavors, a strategic asset, and a testament to astute investment. The combination of its "ready to build" status, the generous 900 square meters of permissible construction across three floors, and its unparalleled location in Southern Spain's dynamic economic landscape, makes this an unmissable opportunity. It offers the flexibility to create a facility that stands out, both in terms of operational efficiency and architectural distinction.

Do not let this extraordinary chance pass you by. Whether you are a developer looking for your next impactful project, a company aiming to expand your footprint in a strategic European location, or an investor seeking a high-value asset, this plot in Polígono Industrial Manilva offers a compelling proposition. Contact Luxury Realty today to arrange a private viewing and discover how this premier industrial plot can become the foundation for your next great success story on the sun-drenched shores of Southern Spain.

Details

Reference	R4126915	Property Type	Land
Status	Sale	Price	95,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	350 m²
Terrace	–	Parking places	by request