

LAS LAGUNAS

1,200,000 €

REFERENCE R4306168

A Premier Investment Opportunity: Expansive Commercial Property in Las Lagunas, Costa del Sol

1,100 m²

BUILT

Description

Luxury Realty proudly presents an unparalleled investment prospect situated in the thriving heart of Las Lagunas, a dynamic and rapidly expanding urban centre on Spain's illustrious Costa del Sol. This exceptional property, boasting an impressive 1100 m² built area, offers a strategic foothold in one of Southern Spain's most sought-after and economically vibrant regions. Designed for the discerning investor, this offering encapsulates not just real estate, but a gateway to significant capital appreciation and enduring success within a flourishing Mediterranean landscape.

Strategic Location in the Heart of the Costa del Sol

Nestled within Las Lagunas, a bustling district of Mijas, this property benefits from an enviable commercial setting. Las Lagunas has rapidly evolved into a self-sufficient, modern hub, characterised by its vibrant community, contemporary infrastructure, and relentless growth. Its strategic position ensures seamless connectivity to major transport links, granting easy access to Marbella, Málaga city, and the international airport, making it an ideal nexus for both local commerce and international enterprise.

The Costa del Sol itself is globally renowned, a jewel of Southern Spain famed for its idyllic climate, pristine beaches, world-class golf courses, and cosmopolitan lifestyle. This region attracts millions of tourists annually and serves as a permanent home for a diverse international community, fostering a robust and resilient economy. Investing here means tapping into a market with consistently high demand, bolstered by a strong tourism sector and a burgeoning expatriate population, ensuring a continuous flow of potential clientele or tenants.

Being 'Close To Shops' and 'Close To Town' is not merely a convenience but a cornerstone of this property's intrinsic value. It guarantees high foot traffic and exceptional visibility, essential ingredients for any successful commercial venture. The immediate surroundings offer a rich tapestry of retail, dining, and essential services, ensuring that any business established here will thrive within a highly active and engaged local ecosystem. This central location maximises exposure and accessibility for customers and employees alike.

A Canvas for Vision: Expansive Space in Excellent Condition

Commanding an impressive built area of 1100 square metres, this property represents a truly substantial asset. Such vast dimensions offer extraordinary versatility, presenting a blank canvas for a multitude of commercial or mixed-use developments. Imagine a flagship retail outlet, a state-of-the-art corporate office complex, an innovative co-working space, a dynamic fitness centre, or even a boutique hotel designed to cater to the discerning visitor drawn to the Costa del Sol’s allure. The potential is virtually limitless, bounded only by entrepreneurial vision.

The property is offered in 'Good' condition, a significant advantage for investors seeking immediate operational capability or minimal initial renovation costs. This readiness allows for a swifter transition from acquisition to income generation, streamlining your investment timeline. While luxury enhancements or bespoke adaptations may be desired, the foundational integrity and current state of the building provide a solid platform upon which to build your commercial empire, ensuring peace of mind and accelerated returns.

With 'Urban' and 'Street' views, the property is inherently integrated into the lively pulse of Las Lagunas. These views signify a constant connection to the town's energy and activity, ensuring high visibility and brand presence. For businesses, this means natural advertising and an undeniable prominence within the local landscape, attracting attention and drawing customers directly to your doorstep. It’s an immersion into the very fabric of the community, capitalising on the daily flow of residents and visitors.

Unrivalled Convenience: Superior Parking and Essential Utilities

One of the most critical considerations for any commercial property in a bustling urban environment is parking, and this offering excels remarkably in this regard. Featuring a 'Garage' with 'More Than One' space and 'Private' parking provisions, it eliminates the common challenge of accessibility for both clients and staff. This premium amenity significantly enhances the property's appeal, guaranteeing ease of access and contributing directly to customer satisfaction and operational efficiency. In a

competitive market, ample private parking is a distinct, invaluable advantage that sets this property apart.

Furthermore, the property is fully equipped with essential modern 'Utilities', including reliable 'Electricity' and 'Drinkable Water' supplies. This ensures immediate functionality for any commercial endeavour, without the need for costly and time-consuming infrastructure development. The presence of these fundamental services underscores the property's readiness for business, allowing investors to focus their resources on strategic growth and operational excellence rather than foundational necessities.

A Prime 'Investment' Opportunity for Discerning Portfolios

Categorised unequivocally as an 'Investment', this property represents a compelling proposition for those seeking to expand their portfolio with a high-value, high-potential asset. The confluence of its vast size, excellent condition, prime commercial location in a burgeoning Southern Spanish hub, and exceptional amenities like private parking, positions it as a robust platform for significant returns. The Costa del Sol’s stable and growing real estate market, coupled with the dynamism of Las Lagunas, promises strong capital appreciation and attractive rental yields for savvy investors.

Luxury Realty invites you to seize this rare opportunity to own a substantial piece of the Costa del Sol's commercial future. This is more than just a property; it is a strategic asset designed to deliver enduring value and superior performance within an international market. For those ready to make a significant impact and secure a prosperous future in Southern Spain, this is the definitive moment. Contact us today to explore the boundless potential of this magnificent offering.

Details

Reference	R4306168	Property Type	Commercial
Status	Sale	Price	1,200,000 €
Bedrooms	by request	Bathrooms	by request
Build size	1,100 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Parking, Investment