

PUERTO BANÚS

950,000 €

REFERENCE R4313143

An Unrivalled Investment Opportunity: Prime Commercial Locals in the Heart of Puerto Banús

96 m²

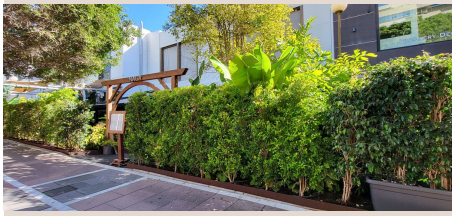
BUILT

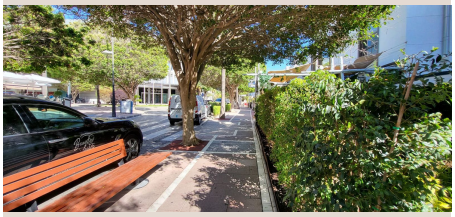
50 m²

TERRACE










NORTE



Description

Luxury Realty is proud to present an exceptionally rare and prestigious investment opportunity in the highly sought-after locale of Puerto Banús, nestled on the sun-drenched coast of southern Spain. This offering is more than just commercial real estate; it is a gateway to a secure, high-yield asset situated in one of Europe's most exclusive and globally renowned luxury destinations. We are offering for sale two meticulously combined commercial locals, currently operating as a thriving, exclusive restaurant, strategically positioned within the esteemed Cristamar Centre, immediately adjacent to the iconic El Corte Inglés department store.

Puerto Banús itself is a name synonymous with opulence, glamour, and an unparalleled lifestyle. As the premier marina in Marbella, and indeed a jewel in southern Spain, it attracts an elite international clientele – from yacht owners and discerning tourists to high-net-worth residents. This vibrant hub boasts an impressive array of designer boutiques, upscale bars, five-star hotels, and gourmet dining establishments, creating a constant, affluent footfall that ensures unparalleled visibility and commercial vitality. The location of this property within this dynamic ecosystem is simply peerless, guaranteeing a continuous stream of sophisticated patrons and an environment ripe for sustained commercial success. Investing here means owning a piece of a destination that consistently appreciates in value and desirability, anchored by its unwavering appeal to the global luxury market.

The property comprises two distinct commercial units, thoughtfully consolidated and expertly transformed into a single, cohesive, and highly functional restaurant space. This thoughtful amalgamation ensures a spacious layout, optimised for premium dining experiences and operational efficiency. The interiors have been designed to exude an atmosphere of exclusivity and sophistication, aligning perfectly with the high standards expected by the discerning clientele of Puerto Banús. Every detail, from the layout of the dining areas to the flow of service, has been considered to maximise both aesthetic appeal and practical functionality, making it a turnkey solution for any high-end culinary venture. The inherent flexibility of these combined units also presents future possibilities, should an owner choose to reconfigure the space for alternative commercial uses, though its current successful restaurant setup provides immediate, proven value.

A standout feature of this remarkable property is its expansive, artfully designed covered terrace. This vital amenity extends the dining experience outdoors, providing a quintessential Mediterranean alfresco setting that can be enjoyed year-round, thanks to southern Spain's benevolent climate. The terrace offers significant additional capacity, enhancing the restaurant's revenue potential and appeal, particularly during the bustling tourist seasons. Imagine the allure of patrons enjoying exquisite cuisine and fine wines under the stars, or basking in the gentle warmth of the Costa del Sol sun, all within a sophisticated and sheltered environment. This covered terrace is not merely an add-on; it is an integral component of the restaurant's charm and commercial viability, significantly contributing to its 'exclusive' status and desirability among a discerning clientele seeking exceptional dining experiences.

Further bolstering the property's appeal is a state-of-the-art, fully operational professional kitchen. Engineered for efficiency and high-volume service, this kitchen is equipped with top-tier appliances and a meticulous layout designed to meet the rigorous demands of a busy, high-end restaurant. The presence of a complete, modern kitchen means that the property is truly ready for immediate occupation and operation, eliminating the significant costs and complexities typically associated with establishing a new culinary setup. This turnkey aspect is a substantial advantage, representing both a substantial capital investment already made and a guarantee of seamless transition for any future restaurateur or tenant, ensuring that the asset remains highly attractive and functional from day one.

Accessibility and convenience are paramount in any premium commercial location, and this property excels in both. Guests and staff benefit from readily available parking options, including convenient street parking directly in front of the Cristamar Centre and ample underground public parking facilities within close proximity. This eliminates one of the common challenges in bustling commercial areas, ensuring smooth access for patrons and logistical ease for operations. The Cristamar Centre itself is a well-established and respected commercial hub, attracting a diverse range of businesses and a steady flow of high-spending visitors, further cementing the property's strategic advantage.

The true brilliance of this offering lies in its unique investment proposition: this is a pure real estate asset sale. While it currently operates as a highly successful restaurant with an established and reputable tenant, generating a consistent monthly rental income of €4085, the restaurant business itself is NOT included in the sale. This critical distinction makes it an exceptionally compelling opportunity for a savvy investor. You are acquiring the valuable commercial real estate in a prime location, benefiting

from a stable and attractive income stream from a reliable tenant, without the complexities, operational risks, or management responsibilities associated with owning and running a restaurant business. This structure provides a secure, low-maintenance investment with a predictable return, making it an ideal choice for diversifying a portfolio with a prestigious, income-generating asset in a location celebrated for its sustained property value appreciation.

In essence, this is more than just an acquisition of commercial space; it is an acquisition of a strategic foothold in one of the world's most luxurious markets. It represents a rare chance to secure a high-value, income-producing asset in Puerto Banús, southern Spain, renowned for its enduring appeal and robust real estate market. The combination of an enviable location, a meticulously developed property, and a proven rental income stream from an established business tenant positions this offering as an unparalleled opportunity for the discerning investor. Luxury Realty invites qualified investors to explore this exclusive chance to own a piece of Puerto Banús's commercial heart, securing both immediate returns and significant long-term capital appreciation.

Details

Reference	R4313143	Property Type	Commercial
Status	Sale	Price	950,000 €
Bedrooms	by request	Bathrooms	by request
Build size	96 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Air conditioning, Heating, Private garden, Parking, Investment, Resale