

NUEVA ANDALUCÍA

1,450,000 €

REFERENCE R4421545

Unrivaled Commercial Prestige in the Heart of Nueva Andalucía, Marbella

10	2	273 m²
BEDROOMS	BATHROOMS	BUILT








MARBELLA





Description

Luxury Realty proudly presents an extraordinary opportunity for discerning investors and ambitious entrepreneurs seeking a prime commercial asset in one of Europe’s most coveted locales. This expansive 273 m² ground-floor commercial premises, strategically positioned at street level, offers an unparalleled blend of visibility, versatility, and prestige within the vibrant heart of Nueva Andalucía, Marbella. Nestled in Southern Spain, this region is globally celebrated for its luxurious lifestyle, stunning Mediterranean climate, and an affluent, international community, making it the quintessential destination for upscale commercial ventures.

This remarkable property stands as a beacon of commercial potential in a high-traffic area that seamlessly connects Marbella’s famed 'Golf Valley' with its exclusive residential enclaves and the dazzling marina of Puerto Banús. Its enviable location ensures constant exposure to both discerning local residents and the significant influx of high-net-worth tourists that frequent this vibrant corner of the Costa del Sol. For businesses aiming to capture a sophisticated demographic, this address offers an immediate competitive advantage, promising a robust flow of affluent clientele ready to engage with premium brands and services.

What truly sets this commercial space apart is its ingenious design and inherent flexibility. Originally comprising three independent commercial units, these have been expertly unified to create one seamless, open-plan ground-floor expanse. This intelligent configuration provides an incredible blank canvas, empowering owners with unfettered design freedom to tailor the layout precisely to their operational needs and brand vision. Whether envisioning a high-end retail boutique, a bespoke luxury showroom, an exclusive private clinic, a sophisticated corporate office, or a gourmet dining establishment, the potential for customisation is limitless. The existing layout, currently operating as a multi-speciality clinic, serves as a testament to its suitability for professional and high-service industries, showcasing its immediate operational readiness and versatile infrastructure.

The practical advantages of this property are as compelling as its strategic location. Its prominent street-level position not only guarantees maximum brand exposure and easy access for clients but also significantly enhances its appeal as a flagship destination. Furthermore, the immediate vicinity benefits from a large, convenient public parking area, a crucial amenity in a bustling commercial hub like Nueva Andalucía. This ensures that clients and employees alike can access the premises with ease, eliminating a common pain point for businesses and significantly boosting customer satisfaction and footfall.

Nueva Andalucía itself is the epitome of sophisticated Mediterranean living. Renowned for its championship golf courses like Aloha, Las Brisas, and Los Naranjos, it attracts an elite international community drawn to its serene yet vibrant atmosphere. This unique blend of recreational luxury and residential exclusivity translates into a highly desirable commercial environment. Businesses here benefit from a stable base of affluent permanent residents, complemented by seasonal visitors who seek out the very best in lifestyle, services, and amenities. Investing in Nueva Andalucía means placing your business at the nexus of luxury, leisure, and a consistently high demand for quality offerings.

This is far more than just a property acquisition; it is an astute investment in a thriving economy and a gateway to sustained commercial success. Marbella’s real estate market, particularly within its luxury segments, has consistently demonstrated resilience and growth, offering strong potential for capital appreciation and attractive rental yields. The scale and singular level of this premises – an impressive 273 m² all on one floor – is a rare find in such a prestigious and commercially active area. Such a substantial footprint allows for grander design concepts and greater operational capacity, distinguishing it from smaller, more constrained spaces.

Luxury Realty invites discerning investors and ambitious entrepreneurs to seize this truly unique opportunity. Imagine your brand thriving in a location synonymous with luxury and prestige, attracting a global clientele and benefiting from unparalleled visibility. This commercial premises in Nueva Andalucía is not just a space; it is a strategic platform for growth, innovation, and enduring value. Don't miss the chance to embed your business within the fabric of Marbella's most sought-after commercial landscape. Contact us today to schedule a private viewing and fully appreciate the immense scope and potential that this exceptional property offers.

Details

Reference	R4421545	Property Type	Commercial
Status	Sale	Price	1,450,000 €
Bedrooms	10	Bathrooms	2
Build size	273 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Parking