

NUEVA ANDALUCÍA

555,000 €

REFERENCE R4630834

Exceptional Commercial Investment Opportunity in Nueva Andalucía's Thriving Business Hub

1

BEDROOMS

223 m²

BUILT





Description

Luxury Realty is proud to present an unparalleled commercial investment opportunity situated within the dynamic Polígono Nueva Campana, nestled in the heart of the prestigious Nueva Andalucía, Southern Spain. This prime property offers a rare and compelling chance to acquire a revenue-generating asset in one of the most sought-after and economically vibrant regions of the Costa del Sol. For the discerning investor, this offering stands out not only due to its strategic and exclusive location but, crucially, for its immediate and guaranteed income stream, providing financial stability from day one. This presents an exceptional proposition for those looking to diversify their portfolio with a secure, high-yielding commercial asset within a consistently flourishing and premium market.

Nueva Andalucía, often referred to as the 'Golf Valley' due to its impressive cluster of world-class golf courses, epitomizes luxury living and sophisticated business. It is an exclusive residential and commercial enclave within Marbella, renowned globally for its opulent villas, designer boutiques, gourmet restaurants, and vibrant upscale nightlife. Its close proximity to the iconic Puerto Banús, a global yachting hub and an international playground for the affluent, significantly enhances its allure and ensures a constant flow of high-net-worth individuals, including both permanent residents and discerning tourists. This affluent demographic translates into a robust consumer base and a thriving business environment, making any commercial venture here inherently advantageous. The region’s pristine reputation, combined with its stunning natural beauty, excellent infrastructure, and Mediterranean lifestyle, creates an irresistible draw for both businesses and their clientele, promising sustained growth and desirability for years to come.

Within this esteemed locale lies Polígono Nueva Campana, a meticulously planned and strategically important commercial and industrial zone that serves as a vital economic engine for Nueva Andalucía and the wider Marbella area. Far from a typical industrial park, Nueva Campana is a sophisticated commercial hub designed to accommodate a diverse range of businesses, from high-end showrooms and professional service offices to logistics operations and specialized retail outlets. Its strategic positioning offers exceptional accessibility, with easy connections to major road networks, ensuring seamless transit for goods and clients alike. This specific zoning and robust infrastructure make it an ideal location for businesses requiring dedicated commercial space, ample parking facilities, and efficient operational logistics. Investing in a property within this well-established and thriving polygon means becoming an integral part of a sophisticated business ecosystem, benefiting from shared visibility, a professional environment, and a synergistic community that consistently attracts quality tenants and fosters long-term commercial success.

The immediate investment appeal of this commercial property is significantly amplified by its secured and predictable rental income. Currently generating a robust €2,200 per month, this property comes with an existing lease agreement that is valid for another four years. This presents an exceptional opportunity for investors seeking a reliable and passive income stream without the immediate concerns of tenant acquisition, market volatility, or vacancy periods. The stability and certainty of a four-year lease provide invaluable financial predictability, allowing for effective long-term financial planning and offering a consistent, attractive return on investment from the very moment of acquisition. Such a secure and compelling yield, anchored in a resilient and consistently growing market like Nueva Andalucía, positions this asset as a cornerstone for any prudent and discerning investment portfolio. It represents not just a premium piece of real estate, but a robust and reliable income-generating machine operating within a premier economic landscape.

Beyond the immediate financial benefits and the attractive rental yield, this commercial unit in Polígono Nueva Campana offers significant long-term appreciation potential. The Costa del Sol, particularly the Marbella region, continues to be an enduring magnet for international investment, luxury tourism, and high-net-worth residents, consistently driving strong property value growth. As a Luxury Realty offering, we understand that our esteemed clients seek not just properties, but strategic assets that enhance their wealth, secure their future, and reflect their discerning taste. This commercial unit embodies that philosophy perfectly: it is a solid, income-producing asset situated in a blue-chip location, poised for sustained capital growth and offering a truly future-proof investment. It caters to the sophisticated investor who recognizes the enduring value of prime real estate in a dynamic, high-demand market. The powerful confluence of a prestigious address, a robust local economy, guaranteed rental income, and a thriving business community makes this an undeniably exceptional and strategic acquisition.

Details

Reference	R4630834	Property Type	Commercial
Status	Sale	Price	555,000 €
Bedrooms	1	Bathrooms	by request
Build size	223 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Resale