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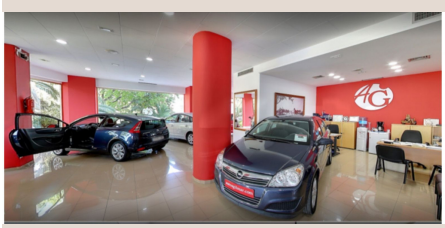
MARBELLA

870,000 €

REFERENCE R4777639

# Prime Commercial Investment Opportunity in Central Marbella, Southern Spain

| 1 | 1 | 272 m² |
|---|---|---|
| BEDROOMS | BATHROOMS | BUILT |











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# Description

An exceptional opportunity awaits discerning investors and entrepreneurs in the heart of Marbella, a jewel of the Costa del Sol in Southern Spain. We are proud to present a meticulously redesigned and strategically located commercial premises, representing an unparalleled acquisition for businesses seeking prominence and prosperity in one of Europe’s most coveted destinations. This expansive 272 square metre property is not merely a space; it is a canvas for your commercial aspirations, poised for success within a vibrant and affluent market.

Nestled within Marbella's dynamic commercial hub, this property boasts an enviable corner position directly adjacent to one of the city's primary thoroughfares. Its location ensures not just easy accessibility from the street for clients and staff, but also maximum exposure and unrivalled visibility to thousands of passing vehicles and pedestrians daily. For any enterprise, establishing a strong presence is paramount, and this premises delivers precisely that: a beacon of business on a high-traffic artery, guaranteeing your brand is seen and remembered in a fiercely competitive landscape. The proximity to Marbella's bustling city centre further amplifies its appeal, placing it at the nexus of urban activity, luxury commerce, and essential services.

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Currently operating as a highly successful car dealership, the property’s current use perfectly illustrates its inherent versatility and capacity to accommodate a wide array of commercial ventures. The generous 272 square metres are intelligently distributed as a predominantly open-plan layout, offering remarkable flexibility for customisation. This expansive main area is complemented by a dedicated, private office space, ideal for administrative tasks, client consultations, or executive operations. The entire premises has undergone a comprehensive and tasteful reformation, presenting a turnkey solution in perfect, immaculate condition. This means immediate occupancy is possible without the need for additional renovations, allowing you to focus purely on establishing or expanding your business.

One of the most striking features of this commercial gem is its magnificent floor-to-ceiling windows. These not only flood the interior with an abundance of natural light, creating an inviting and energetic atmosphere, but also serve as an exceptional showcase for products or services. Imagine the potential for captivating window displays that draw in passing trade, transforming the urban streetscape into an extension of your brand’s visual identity. The contemporary design, coupled with these expansive glass facades, projects an image of modernity and sophistication, perfectly aligned with the luxury lifestyle synonymous with Marbella.

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Beyond its physical attributes, the strategic setting of this property offers myriad advantages. It is situated in a thriving commercial area, yet moments away from the picturesque port, an area renowned for its upscale boutiques, fine dining establishments, and yachting culture. This blend of commercial practicality and lifestyle amenities creates a highly desirable environment for both business owners and their clientele. The excellent connectivity to major transport links ensures smooth logistics and convenient access for a broad customer base from across the Costa del Sol. Furthermore, for businesses whose employees or clients require access to educational facilities, the proximity to various schools adds another layer of convenience.

The comfort and functionality of the premises are assured by a state-of-the-art climate control system, featuring both air conditioning and hot A/C, guaranteeing an optimal environment year-round, regardless of Marbella’s renowned sunny climate. Views predominantly encompass the vibrant urban tapestry and the dynamic street below, immersing your business within the energetic pulse of the city. While currently offered unfurnished, this provides a blank slate, empowering you to design and furnish the space precisely to your brand's specifications and operational needs, without the constraints of pre-existing decor.

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In a market as dynamic and competitive as Marbella, securing a property of this calibre is a testament to astute investment. This is more than just a commercial unit; it is a prime asset in a highly desirable location, offering stability, significant footfall, and immense growth potential. For investors, this property represents a compelling resale opportunity, promising attractive returns within a resilient real estate sector. For businesses, it is the cornerstone upon which to build a thriving presence, benefiting from Marbella’s robust tourism, expatriate, and local economies. The inclusion of amenities such as nearby transport networks and the convenience of a restaurant on-site or in the immediate vicinity further elevates the appeal, offering practical benefits for daily operations and client entertainment.

Luxury Realty is proud to present this distinguished commercial premises, a rare find that combines strategic location, impeccable condition, and unparalleled potential. This is an invitation to position your business at the forefront of Marbella’s

commercial landscape. Do not miss this opportunity to acquire a truly exceptional property that embodies the essence of prime commercial real estate in Southern Spain. Contact us today to schedule a private viewing and explore how this magnificent space can elevate your business to new heights.

## Details

| | | | |
|---|---|---|---|
| Reference | R4777639 | Property Type | Commercial |
| Status | Sale | Price | 870,000 € |
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 272 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Heating, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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