

MANILVA

1,295,000 €

REFERENCE R4827649

# Unrivaled Commercial Investment Opportunity: La Paloma Shopping Centre, Manilva – A Canvas for Luxury Retail on the Costa del Sol

808 m²

BUILT

1,826 m²

PLOT














# Description

Luxury Realty is proud to present an extraordinary commercial investment opportunity in the heart of Manilva, a burgeoning jewel on the sun-drenched Western Costa del Sol. This isn't merely a property; it's a strategically positioned blank canvas, offering an astute investor the rare chance to curate a bespoke commercial hub designed to meet the sophisticated demands of both the local community and the vibrant international tourist market. Manilva, nestled between the prestigious enclaves of Sotogrande and the bustling resort town of Estepona, embodies the quintessence of Mediterranean living, boasting pristine beaches, world-class golf courses, and a charming marina at Puerto de la Duquesa. This locale enjoys a year-round microclimate, attracting a steady influx of visitors and residents who appreciate its authentic Andalusian charm combined with modern amenities. The region's consistent growth in tourism and expatriate communities fuels an ever-increasing demand for high-quality retail, dining, and service establishments, making this offering incredibly timely and exceptionally promising.

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The site itself, prominently located, spans an impressive plot of 1,826 square meters. This generous land area provides ample scope for thoughtful landscaping, dedicated parking facilities, or potential outdoor commercial spaces, all of which are crucial considerations for a modern, attractive shopping centre. Within this expansive plot, a substantial built-in commercial area of 808 square meters awaits its final transformation. What truly distinguishes this property is its current state: "to be finished." This characteristic is not a drawback but rather an immense advantage for a visionary investor. Instead of inheriting an outdated structure requiring costly and complex renovations, you are empowered to design a state-of-the-art commercial centre from the ground up, tailored precisely to your brand vision, operational requirements, and the discerning tastes of your target clientele. Imagine crafting a space that seamlessly blends contemporary aesthetics with functional excellence, incorporating sustainable building practices and cutting-edge technologies to create an unparalleled shopping and leisure experience. The flexibility this offers for a bespoke fit-out is invaluable in today's competitive commercial landscape.

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Investing in Manilva, Southern Spain, means tapping into a dynamic and resilient market. The Costa del Sol is renowned globally as a premier destination, benefiting from excellent infrastructure, including easy access to both Malaga and Gibraltar international airports. This constant flow of affluent tourists and long-term residents ensures a robust customer base for any commercial venture. The area has seen consistent capital appreciation, driven by strong demand for both residential and commercial properties. A customizable shopping centre, particularly one in such a prime location, represents a strategic asset poised for significant value growth. With the ability to meticulously plan the layout, choose specific finishes, and implement bespoke design elements, the future owner can ensure maximum operational efficiency and aesthetic appeal. This level of control over the final product translates directly into enhanced market appeal, higher rental yields, and superior long-term profitability. Whether your vision is for a luxury boutique mall, a gourmet food hall, an exclusive service provider hub, or a mixed-use commercial space, this property offers the structural foundation to bring that vision to fruition without compromise.

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For the discerning investor, the security and completeness of documentation are paramount. This offering comes with a full suite of essential legal and technical documents, providing absolute peace of mind and streamlining the development process. Included are the "Licence of first use," which ensures the property is ready for its intended purpose upon completion, and a "Certificate of completion," attesting to the structural integrity and regulatory compliance of the existing build. Furthermore, a comprehensive "Topographical study" provides a detailed understanding of the land's characteristics, crucial for any subsequent design and construction phases. Detailed "Plans of elevations, locations and floor plans" offer a complete architectural blueprint, facilitating a smooth transition from conceptualization to actualization. These comprehensive documents underscore the property's readiness for immediate development and future operation, eliminating potential delays and unforeseen complications, a hallmark of the quality assets Luxury Realty brings to market.

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The financial viability of this unparalleled opportunity is further underscored by its official valuation. An independent assessment, dated 04/10/2024, places the market value at a substantial 1,718,504.39€. This recent valuation serves as a clear indicator of the property's inherent worth and its potential for significant return on investment, particularly considering the opportunity to add value through bespoke finishing and strategic commercial placement. The phrase "HIGH PROFITABILITY!!!" is not merely a slogan but a genuine reflection of the market dynamics in Manilva and the strategic advantage of acquiring a customizable commercial space in a high-growth tourist region. For investors seeking a project with immense potential for capital appreciation

and strong rental income generation in a sought-after Mediterranean destination, La Paloma Shopping Centre stands out as an exceptional choice. Luxury Realty invites visionary investors to explore this unique chance to shape a landmark commercial destination on the vibrant Costa del Sol, promising not just a property, but a legacy of success in one of Europe's most desirable locations.

## Details

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| Reference | R4827649 | Property Type | Commercial |
| Status | Sale | Price | 1,295,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | 808 m² | Plot Size | 1,826 m² |
| Terrace | – | Parking places | by request |