

PUERTO BANÚS

1,400,000 €

REFERENCE R4900240

Premier Commercial Opportunity in Puerto Banús: A Gateway to Unrivaled Exclusivity

94 m²

BUILT










UITVERKOOP



Description

Luxury Realty is proud to present an extraordinary commercial property for sale, strategically positioned in one of the most coveted and bustling locations within the world-renowned Puerto Banús. This exceptional offering represents more than just a commercial space; it is an entry point into a prestigious market, an opportunity to establish or expand a high-end enterprise in Southern Spain’s most emblematic luxury marina.

Nestled in the heart of the Costa del Sol, Puerto Banús is not merely a port; it is a global icon synonymous with opulence, sophistication, and an unparalleled lifestyle. Known for its superyachts, designer boutiques, high-end dining, and vibrant nightlife, it attracts an elite international clientele year-round. From discerning tourists seeking the ultimate luxury experience to affluent residents and prominent personalities, the footfall in this exclusive enclave is consistently high, ensuring constant visibility and a receptive audience for premium brands and services.

An Unrivaled Location at the Epicenter of Luxury

This prime commercial unit boasts an enviable address on one of Puerto Banús’s most central and busiest streets. Its position is meticulously calculated for maximum exposure, situated a mere 20 meters from one of the main pedestrian entrances to the iconic marina. Imagine the constant flow of potential customers, drawn from every corner of the globe, strolling past your establishment daily. This immediate proximity to the port’s vibrant activity ensures unparalleled visibility and accessibility for both local patrons and the international jet-set that frequents this glamorous destination.

The strategic advantage of this location cannot be overstated. It places your business within an ecosystem of luxury, surrounded by renowned international brands, gourmet restaurants, and exclusive leisure facilities. This area is not just high-footfall; it is high-value footfall. It is the pulse of Puerto Banús, where every square meter commands attention, and every opportunity is magnified by the prestige of its surroundings. Investing here means embedding your brand within the very fabric of luxury and distinction that defines the Costa del Sol.

The Legacy of an Established Business

Currently operating as a highly recognized clothing and sports accessories store within Marbella, this property offers the unique advantage of an already established and thriving business. For years, it has been meticulously managed by its dedicated owners, fostering a strong reputation and a loyal customer base. This is not just an empty shell; it is a turnkey operation with a proven track record, offering immediate revenue potential for those looking to seamlessly transition into a successful venture.

The existing business’s esteemed standing in Marbella speaks volumes about the location's viability and the quality of clientele it attracts. For an investor, this presents two compelling paths: either acquire the operational business and capitalize on its existing success, leveraging its brand equity and established market presence, or use this prime, proven location as the foundation for an entirely new commercial concept. The inherent value of an established trading history in such a high-demand area provides a significant head start, mitigating many of the initial challenges typically associated with launching a new enterprise.

Optimal Design for Maximum Impact and Versatility

The interior layout of this commercial space is designed with both functionality and aesthetic appeal in mind, perfectly suited for the demands of high-end retail. It features a practical storage room, essential for efficient inventory management, alongside well-appointed fitting rooms that enhance the customer experience. A private bathroom adds convenience for both staff and clientele.

However, the true crown jewel of this property lies in its two attractive shop windows. These expansive, perfectly positioned displays offer exceptional visibility, acting as a powerful magnet for passersby. They provide an invaluable canvas for showcasing products, creating captivating visual merchandising, and making an indelible first impression on thousands of potential customers daily. In a competitive market like Puerto Banús, these windows are not just features; they are crucial marketing assets, ensuring your business stands out and captures the attention of a discerning audience. The layout’s inherent

versatility also allows for easy adaptation, catering to a diverse range of commercial activities, from luxury fashion and jewelry to art galleries or specialized high-end services.

A Strategic Investment with Limitless Potential

This property embodies a strategic investment in one of the most exclusive and economically vibrant regions of Southern Spain. Its location in a high-footfall area, combined with the inherent prestige of Puerto Banús, makes it ideal for any commercial activity aiming to attract a blend of affluent local residents and a constant influx of international tourists. The potential to attract high-net-worth clients is not just a possibility; it is an inherent characteristic of this esteemed postcode.

Whether your vision is to continue the legacy of the current successful business or to introduce an innovative new commercial concept, this space provides the perfect foundation. Its excellent visibility, courtesy of the two prominent shop windows, coupled with its truly privileged location, guarantees unparalleled exposure in a market that commands premium prices and attracts an elite clientele. This is more than a commercial unit; it is an unparalleled opportunity to position your brand at the forefront of luxury retail on the Costa del Sol, promising substantial returns and enduring prestige.

For discerning investors and visionary entrepreneurs seeking to make their mark in one of the world's most glamorous destinations, this commercial property in Puerto Banús represents an exceptional proposition. Do not miss the chance to acquire a prime asset in a location where luxury thrives and opportunities abound. For more information or to schedule an exclusive viewing appointment, do not hesitate to contact Luxury Realty. We look forward to assisting you in realizing your commercial aspirations.

Details

Reference	R4900240	Property Type	Commercial
Status	Sale	Price	1,400,000 €
Bedrooms	by request	Bathrooms	by request
Build size	94 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Heating, Alarm system, Resale