

SAN PEDRO DE ALCÁNTARA

1,500,000 €

REFERENCE R4904728

An Unparalleled Investment Opportunity: Prime Subterranean Estate in Marbella's Prestigious Cortijo Blanco

2

BATHROOMS

2,047 m²

BUILT











Description

Luxury Realty proudly presents an extraordinary and truly unique investment opportunity situated within the heart of Marbella's highly sought-after Cortijo Blanco, one of the most exclusive and serene residential enclaves on Spain’s illustrious Costa del Sol. This remarkable offering is not just a commercial space; it is a strategic asset, a secure sanctuary, and a versatile platform for diverse ventures, perfectly poised to cater to the discerning individual or ambitious entrepreneur.

Positioned a mere 550 metres from the pristine, sun-drenched beaches of the Mediterranean, this expansive subterranean facility redefines the concept of luxury utility. It represents a rare blend of substantial scale, unparalleled security, and a prime location that promises both immediate utility and significant long-term appreciation in one of Europe's most desirable coastal destinations.

The Epitome of Coastal Living: Marbella, Cortijo Blanco, and San Pedro de Alcántara

The location of this exceptional property is, without doubt, one of its most compelling attributes. Marbella symbolises opulence, glamour, and an enviable quality of life, drawing an international clientele seeking sun, sophistication, and world-class amenities. Nestled within this illustrious municipality, Cortijo Blanco is a tranquil residential area renowned for its charming townhouses, lush greenery, and immediate proximity to some of the finest beaches. It offers a peaceful retreat while being minutes away from the vibrant energy of Puerto Banús, Marbella’s Golden Mile, and its array of designer boutiques, gourmet restaurants, and exclusive yacht clubs.

Adjacent to Cortijo Blanco lies San Pedro de Alcántara, a delightful town that seamlessly blends traditional Andalusian charm with modern conveniences. San Pedro boasts a beautiful renovated boulevard, a lively old town with quaint plazas and authentic eateries, and an excellent range of daily services and leisure options. This strategic position ensures that the property benefits from easy access to both the sophisticated allure of Marbella and the authentic, community-rich atmosphere of San Pedro, creating a broad appeal for residents and visitors alike. The microclimate of Southern Spain further enhances the appeal, offering over 300 days of sunshine annually, perfect for an outdoor lifestyle, making secure storage and parking solutions highly valued.

A Versatile Asset: Elite Subterranean Space with Limitless Potential

This substantial underground facility, discreetly located beneath an elegant development of townhouses, offers an impressive capacity to accommodate approximately 60 vehicles. Far more than just a car park, it is a blank canvas for visionaries. The scale and inherent design provide an extraordinary degree of flexibility, allowing for multiple configurations and business models. Its robust construction and intelligent layout ensure a secure and private environment, a paramount concern in any luxury investment.

A Strategic Investment in a High-Demand Market

The potential uses and financial returns from this property are genuinely diverse and exceptionally promising, capitalising on prevalent market demands within this affluent region.

The Ultimate Sanctuary for Automotive Masterpieces

For the discerning automobile connoisseur, this subterranean estate represents an unparalleled opportunity to create a private, bespoke sanctuary for a prized collection. Imagine a secure, expansive environment where valuable classic cars, exotic supercars, or a fleet of luxury vehicles can be meticulously cared for and protected from the elements, environmental factors, and security concerns. The sheer size allows for customisation, including dedicated detailing bays, workshop areas, or even private viewing galleries, transforming this space into a personal automotive haven. Discretion and peace of mind are guaranteed, offering an ideal solution for those who appreciate their vehicles as works of art.

Capitalise on Lucrative Revenue Streams

Beyond personal use, this property presents an exceptional business venture in an area where secure and convenient parking is a highly coveted commodity. The demand for reliable monthly parking solutions among residents in Cortijo Blanco and neighbouring San Pedro de Alcántara consistently outstrips supply. Operating a private parking business offers a steady, recurring income stream, providing premium parking spaces to neighbours and local businesses, especially given its walking distance to the beach and local amenities.

Furthermore, the configuration of the space lends itself perfectly to the integration of premium storage units. There is an exceptionally high demand for secure, accessible storage solutions in the Marbella area, particularly for residents of luxury apartments and townhouses who often require extra space for personal belongings, seasonal items, or business inventory. By converting a portion of the vast area into individual storage rooms of varying sizes, the owner can tap into an additional, highly profitable revenue stream, catering to both residential and commercial needs. This dual-income model – parking and storage – creates a synergistic business that maximises profitability and reduces risk.

Unrivalled Features for Optimal Functionality

This meticulously designed subterranean facility comes equipped with essential features that enhance its functionality, safety, and operational efficiency, making it ready for immediate use or development.

Design and Accessibility

The property benefits from an independent entrance and exit system, a critical feature that ensures smooth traffic flow, enhances security, and provides utmost convenience for users and operators alike. This separate ingress and egress prevent congestion and streamline daily operations, whether for a private collection or a commercial enterprise. Remarkably for an underground space, areas of the facility enjoy natural light, creating a more pleasant and less confined environment, a rare and highly desirable attribute that significantly improves the user experience and can reduce operational costs associated with artificial lighting.

Safety and Convenience

Safety is paramount, and this facility is equipped with a robust, professionally installed fire system, providing crucial protection for any valuable assets stored within. Furthermore, the inclusion of two well-appointed bathrooms offers essential convenience for personnel, clients, or visitors, adding to the overall practicality and operational readiness of the space, whether it functions as a private garage, a commercial parking facility, or a storage hub.

Seize This Exclusive Opportunity

This is more than just a property; it is a strategic investment in prime Marbella real estate, offering unparalleled versatility and significant income-generating potential. Whether you envision a private, climate-controlled sanctuary for your automotive treasures, a thriving parking and storage enterprise, or a combination of both, this expansive subterranean estate in Cortijo Blanco presents an extraordinary chance to acquire a unique asset in one of Southern Spain's most prestigious locations. Contact Luxury Realty today to discover how this exceptional offering can fulfil your vision and secure your investment in the coveted Marbella market.

Details

Reference	R4904728	Property Type	Commercial
Status	Sale	Price	1,500,000 €
Bedrooms	by request	Bathrooms	2

Build size	2,047 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Parking, Resale