

SOTOGRANDE COSTA

450,000 €

REFERENCE R4972942

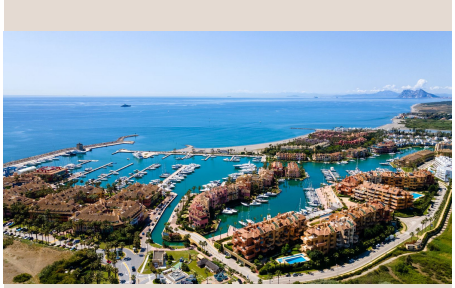
Elite Commercial Investment: Triple Net Leases in Prestigious Sotogrande Costa, Southern Spain

200 m²

BUILT










PUERTO SOTOGRANDE
Vel. Max.
Speed limit
3
Nudos
Knots



Description

Embark on an unparalleled commercial investment journey within the prestigious enclave of Sotogrande, a jewel on the sun-drenched coast of Southern Spain. Luxury Realty is proud to present an exceptional opportunity to acquire premium commercial premises, strategically located in the highly sought-after Sotogrande Costa. These meticulously managed properties are offered under advantageous triple net leases, promising discerning investors a secure, hands-off income stream with attractive returns ranging from 4% to 8%.

The Allure of Sotogrande Costa: A Premier Lifestyle and Investment Destination

Sotogrande is not merely a location; it is a lifestyle, an exclusive domain revered globally for its unparalleled elegance, natural beauty, and a vibrant community of international residents. Nestled in the Cadiz province of Andalucía, Sotogrande Costa represents the very heart of this luxury resort, boasting a captivating blend of sophisticated leisure facilities, pristine beaches, and world-class amenities. Investors in Sotogrande tap into a market characterized by affluence, stability, and consistent demand for high-quality services and retail experiences.

This esteemed coastal paradise is home to some of Europe's most revered golf courses, including the legendary Valderrama Golf Club, host to the Ryder Cup. The vibrant Sotogrande Marina, with its charming boutiques, gourmet restaurants, and bustling yacht club, serves as a social and commercial hub. Furthermore, the world-renowned Santa María Polo Club attracts an elite international clientele, ensuring a steady flow of high-net-worth individuals throughout the year. The presence of prestigious international schools, equestrian centres, and an array of fine dining and leisure options further solidifies Sotogrande's status as a top-tier destination for both residents and visitors alike. Investing in Sotogrande Costa places your asset at the epicentre of this thriving, upscale environment, guaranteeing high visibility and consistent footfall for the occupying businesses.

Unrivaled Investment Profile: The Power of Triple Net Leases

This offering stands out due to its intelligent investment structure: triple net leases (NNN). For the savvy investor, an NNN lease represents the pinnacle of passive income generation. Under this arrangement, the tenant is responsible for nearly all property expenses, including real estate taxes, building insurance, and maintenance costs, in addition to their regular rent payments. This structure significantly reduces the landlord's operational responsibilities and financial exposure, providing a remarkably predictable and stable income stream. With minimal day-to-day management required, investors can enjoy the benefits of property ownership without the typical associated headaches, making these units ideal for both seasoned portfolio managers and those looking to enter the luxury commercial market with confidence.

The attractive return rates of 4% to 8% underscore the robust profitability potential of these properties. In a region celebrated for its economic resilience and sustained growth, such returns are highly desirable and reflect the inherent value and demand within Sotogrande's commercial sector. The existence of established tenants within these premises further enhances their appeal, guaranteeing immediate rental income from day one and mitigating vacancy risk. These units represent a strategic opportunity to diversify a portfolio with a 'blue-chip' asset, promising long-term capital appreciation in one of Spain's most sought-after and economically vibrant locales.

A Property Designed for Success and Versatility

The available commercial premises offer a range of property sizes and prices, from €415,000 to €515,000, catering to diverse investment strategies. Each unit spans a generous 200 m² of constructed space, with 170 m² of highly usable area, thoughtfully distributed over two floors. This dual-level configuration offers immense versatility, allowing tenants to separate retail fronts from office space, or dining areas from private function rooms, optimizing the functionality and potential income of the establishment. Each unit features two spacious, adaptable rooms and three well-appointed bathrooms, some of which are specifically adapted for disabled access, ensuring inclusivity and compliance with modern standards.

Situated at street level, these premises boast a prominent 5-meter linear façade and expansive showcase windows. This exceptional visibility is invaluable for any commercial venture, allowing for compelling displays and robust brand exposure to the steady stream of residents and tourists frequenting Sotogrande Costa. The properties are equipped with an array of modern amenities essential for contemporary business operations, including efficient hot and cold air conditioning systems to ensure year-round comfort, ample storage space for inventory or equipment, and integrated alarm systems for enhanced security. Furthermore, select units are uniquely outfitted with advanced smoke extraction systems and industrial kitchen facilities, making them perfectly suited for high-end gastronomic establishments, a highly desirable and profitable tenant type in Sotogrande's luxury market. Built in 2000, these units seamlessly blend contemporary design with proven structural integrity, presenting a turnkey solution for any business and a secure asset for any investor.

Seize This Rare Opportunity in Sotogrande's Thriving Commercial Landscape

This is more than just a commercial property; it is an entry into the exclusive and flourishing world of Sotogrande. With its combination of a prime, highly desirable location in Sotogrande Costa, the financial security of triple net leases, impressive rental yields, and modern, adaptable premises, this offering represents a truly exceptional proposition for discerning investors. The opportunity to acquire a stable, income-generating asset in one of Southern Spain's most prestigious and economically robust areas is a rarity.

Whether you are looking to diversify an existing portfolio or make a strategic entry into the European luxury commercial real estate market, these units offer unparalleled stability, growth potential, and passive management benefits. Do not miss this chance to secure a lucrative addition to your investment portfolio in a location that consistently demonstrates appreciation and tenant demand. Contact Luxury Realty today to explore these extraordinary commercial premises and take the next step towards a rewarding investment in the heart of Sotogrande.

Details

Reference	R4972942	Property Type	Commercial
Status	Sale	Price	450,000 €
Bedrooms	by request	Bathrooms	by request
Build size	200 m²	Plot Size	–
Terrace	–	Parking places	by request