

ELVIRIA

399,000 €

REFERENCE R5109634

An Unrivalled Commercial Opportunity in Prestigious Elviria, Marbella

2

BATHROOMS

96 m²

BUILT













Description

Luxury Realty proudly presents an exceptional commercial premises, perfectly positioned in the highly sought-after and prestigious enclave of Elviria, Marbella. Nestled in the heart of the sun-drenched Costa del Sol, in the south of Spain, this remarkable property offers an unparalleled prospect for astute entrepreneurs and investors seeking to establish or expand their presence in one of Europe's most desirable destinations. This is more than just a commercial space; it is a gateway to success in a vibrant, affluent community, promising both significant returns and a distinguished presence.

Elviria itself epitomizes the luxurious lifestyle synonymous with Marbella. Characterized by its lush green landscapes, championship golf courses, pristine beaches, and an array of sophisticated amenities, it attracts a discerning international clientele year-round. This particular premises benefits from an absolutely prime, strategic location: directly fronting the main motorway, ensuring maximum visibility and exposure to a constant flow of both local residents and high-spending tourists. This unparalleled frontage is a golden ticket for any business aiming for high footfall and brand recognition. Imagine the countless impressions your establishment will make daily, thanks to this prominent position along a key artery connecting the entire coast.

Boasting a generous surface area of 96m², this meticulously designed commercial unit is currently configured as a high-potential restaurant, ready for immediate operation or adaptation to suit a variety of commercial ventures. The interior layout is thoughtfully planned to maximize both functionality and aesthetic appeal. The main lounge is a spacious and inviting area, bathed in abundant natural light streaming through its impressive, expansive window. This south-facing orientation is a significant asset, ensuring bright, sun-filled interiors throughout the day, creating a warm and welcoming ambiance that guests will undoubtedly appreciate. Such natural illumination not only enhances the dining experience but also significantly reduces the need for artificial lighting, contributing to operational efficiency and a pleasant atmosphere.

At the heart of the service area lies a well-appointed bar, offering ample space for crafting exquisite beverages and serving patrons with efficiency and style. This central feature is perfectly situated to cater to both the main lounge and potentially the terrace, enhancing service flow. Complementing this is a fully equipped kitchen, a critical component for any culinary enterprise. This state-of-the-art facility is prepared to handle the demands of a bustling restaurant, featuring all necessary appliances and infrastructure to deliver exceptional gastronomic experiences from day one. Attention to detail extends to the comfort of patrons, with two meticulously maintained, separate toilet facilities designated for ladies and gentlemen, ensuring privacy, convenience, and compliance with high standards.

Beyond the interior, this property extends its allure outdoors with a highly coveted terrace area. This valuable outdoor space is perfectly sized to comfortably accommodate 6-8 tables, offering an idyllic setting for al fresco dining or a relaxed lounge experience. In Marbella's enviable climate, outdoor seating is not merely an amenity but a crucial element for attracting and retaining customers who seek to enjoy the Mediterranean sunshine and balmy evenings. The terrace presents a unique opportunity to capitalize on the region's year-round mild weather, providing an additional revenue stream and enhancing the overall appeal and capacity of the establishment.

Practical considerations have also been impeccably addressed. The premises includes a very spacious storage area, an essential feature for any commercial operation requiring efficient inventory management, equipment storage, or administrative space. This dedicated storage ensures that the main operational areas remain uncluttered and optimized for customer service, allowing for smooth day-to-day running and reducing overheads associated with external storage solutions.

The connectivity of this location in the south of Spain is truly exceptional. Situated just a mere 500 metres from Elviria's beautiful sandy beaches, it offers the irresistible draw of coastal proximity, a factor that significantly enhances its commercial appeal, particularly for a restaurant or café. Easy and direct access to the main motorway means that Marbella city centre is an effortless 5-minute drive away, linking your business seamlessly to the vibrant urban hub of the Costa del Sol. Furthermore, this strategic positioning ensures close proximity to all the main points of interest within Elviria, including other commercial centers, residential areas, and leisure facilities, guaranteeing a consistent flow of potential customers and excellent local patronage.

This commercial property represents a truly outstanding investment opportunity within the highly desirable real estate market of the south of Spain. Its combination of a prestigious location in Elviria, high visibility from the motorway, immediate proximity to the beach, and a well-appointed, ready-to-operate setup makes it an incredibly attractive proposition. Whether you envision a high-end restaurant, a chic café, or a luxury retail space, this premises provides the perfect foundation for your business to flourish. Seize this rare chance to acquire a prime commercial asset that promises both significant returns and a distinguished

presence in one of the world's most sought-after locations. Luxury Realty invites you to discover the immense potential that awaits at this Elviria gem.

Details

Reference	R5109634	Property Type	Commercial
Status	Sale	Price	399,000 €
Bedrooms	by request	Bathrooms	2
Build size	96 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Air conditioning