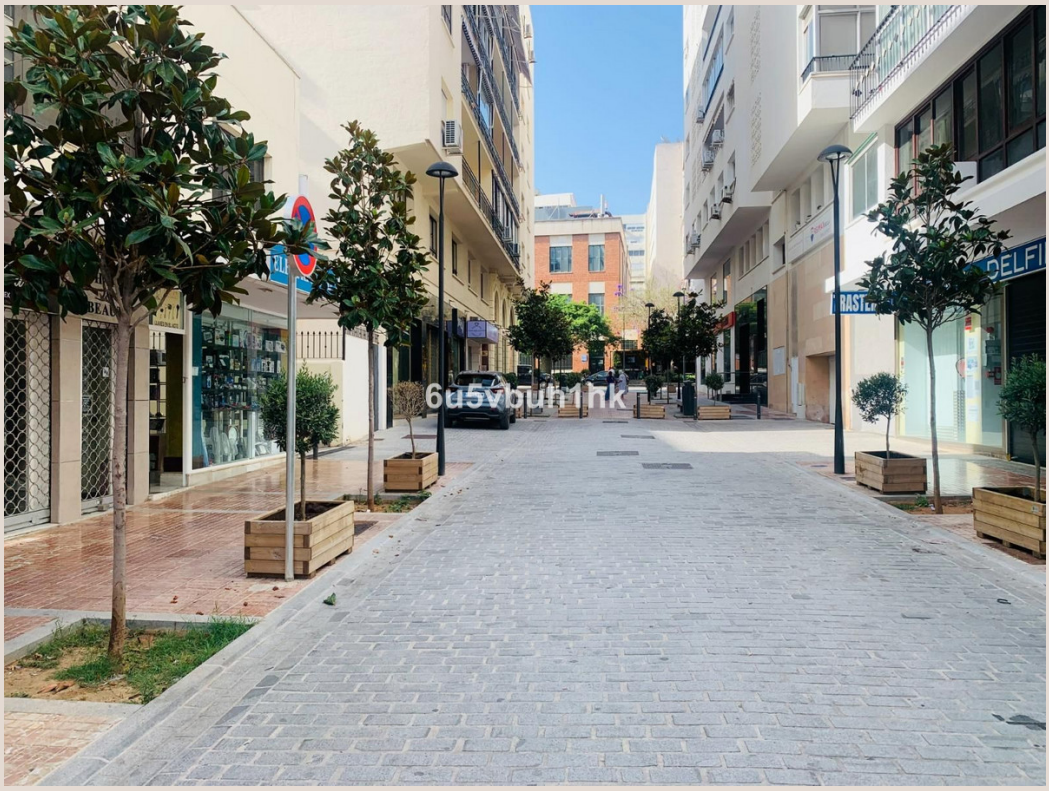


MARBELLA

375,000 €

REFERENCE R5205691

Exclusive Commercial Opportunity: Premier 88 m² Unit on Marbella's Famed Ricardo Soriano Boulevard

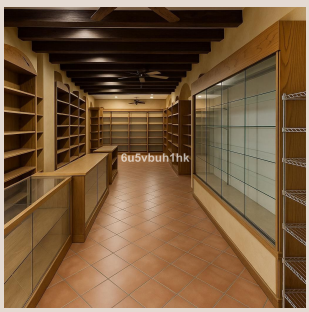
79 m²

BUILT

88 m²

PLOT













Description

Luxury Realty presents a premier commercial investment in the heart of Marbella, Southern Spain. This exquisite 88 m² premise, strategically at street level, offers prime location, functional design, and robust business potential. Just 20 meters from the illustrious Avenida Ricardo Soriano, it places your business at the epicentre of Marbella's most prestigious and vibrant thoroughfares. For discerning investors and entrepreneurs, this is more than a commercial space; it's a gateway to a prominent presence in one of Europe's most sought-after luxury destinations.

Marbella, a jewel of Andalusia on the Costa del Sol, is globally renowned for its luxurious lifestyle, high-end tourism, and affluent international community. This vibrant city attracts constant visitors and high-net-worth individuals, creating fertile ground for diverse commercial ventures. Avenida Ricardo Soriano, Marbella's commercial backbone, is a bustling artery where luxury boutiques, gourmet restaurants, professional offices, and exclusive hotels converge. High-density pedestrian and vehicular traffic along this avenue guarantee maximum exposure and unparalleled visibility, ensuring your business benefits from both local and international clientele.

The property is optimised for commercial efficacy. Its street-level configuration ensures seamless direct access, inviting customers and clients effortlessly. This ease of entry is critical for enhancing engagement and driving footfall. The generous 88 m² provide a versatile open-plan layout, allowing optimal customisation for various business models, from sophisticated retail to state-of-the-art professional offices. High ceilings, common in quality commercial spaces here, can further enhance the sense of spaciousness and luxury.

A distinctive feature is the private rear patio. This invaluable addition introduces abundant natural light, significantly enhancing the interior ambiance and creating a more inviting and productive environment. Beyond aesthetics, the patio offers crucial additional space adaptable for practical uses: discreet storage, a private staff break zone, an exclusive office, or a secluded outdoor area for operations like café seating or a clinic's waiting area. This flexible outdoor extension provides a competitive advantage, offering functionality and versatility rarely found in comparable urban commercial units.

The adaptability of this space is remarkable, ideal for diverse business ventures. For high-end retail, envision a luxury fashion boutique, exclusive jewellery store, art gallery, or premium homeware concept. As a professional office, it suits international law firms, prestigious architectural practices, financial consultancies, or real estate agencies. Medical and aesthetic clinics would thrive, capitalising on the central location and high demand from Marbella's affluent communities. For hospitality, a sophisticated wine bar, gourmet deli, or boutique café could leverage excellent visibility and potentially utilise the rear patio for an intimate outdoor experience, subject to permits.

Investing in commercial real estate in Marbella, particularly in such a prime location, is a shrewd financial decision. Marbella's property market is resilient, offering consistent appreciation and strong rental yields, driven by continuous demand from national and international investors. This property is a tangible asset in a highly liquid and desirable market. The scarcity of available street-level commercial units near Ricardo Soriano underscores its inherent value and future growth potential. Securing a foothold in Marbella's commercial core promises robust returns through rental income and significant capital appreciation, a rare opportunity for long-term prosperity.

Do not miss the chance to position your business or portfolio in an iconic location that guarantees visibility, prestige, and growth. This 88 m² commercial premise offers an unparalleled platform for success in Marbella. Contact Luxury Realty today to arrange a private viewing and explore the extensive possibilities that await you at this exceptional address.

Details

Reference	R5205691	Property Type	Commercial

Status	Sale	Price	375,000 €
Bedrooms	by request	Bathrooms	by request
Build size	79 m²	Plot Size	88 m²
Terrace	–	Parking places	by request