

MARBELLA

3,500,000 €

REFERENCE R5259274

Unrivalled Development Opportunity: Prime Urban Land in Marbella Center's Marina District

400 m²

PLOT



Description

Discover an extraordinary and unparalleled investment prospect with this magnificent urban land plot, poised for visionary development in the very heart of Marbella. Nestled in the pulsating core of Marbella Center, directly adjacent to its iconic and vibrant marina, this is not merely a plot of land; it is a blank canvas for creating a landmark project in one of the most coveted locales on Spain's illustrious Costa del Sol. Situated in the sun-drenched south of Spain, Marbella represents the zenith of luxury living, international appeal, and robust investment returns.

Marbella, a name synonymous with opulence, glamour, and an enviable Mediterranean lifestyle, consistently draws an elite global clientele year-round. Its golden beaches, world-class golf courses, Michelin-starred dining, designer boutiques, and sophisticated nightlife create an irresistible magnet for discerning residents and high-net-worth visitors alike. The Marina district itself is the undisputed epicentre of this vibrant city, offering direct access to unparalleled yachting facilities, exquisite waterfront restaurants, charming cafes, and a lively promenade that buzzes with activity from dawn till dusk. Proximity to this dynamic hub guarantees maximum visibility, accessibility, and desirability for any future development, promising a constant stream of foot traffic and an unrivalled urban experience.

This exceptional urban plot spans an impressive 400 square meters, a substantial footprint in such a prime, established urban environment where available space is a premium and new opportunities are exceedingly rare. Even more remarkably, it boasts an incredible buildable floor space of 1,607 square meters. This generous allowance provides ample scope for a sophisticated, mixed-use development that can truly capitalize on its stellar location. The substantial dimensions and remarkable buildability offer profound flexibility for architects and developers to craft a landmark project that is not only architecturally significant but also maximally profitable and strategically integrated into Marbella’s vibrant urban fabric. This is a rare chance to acquire a development site with such considerable potential in an area where land acquisition is notoriously challenging.

Crucially, the property comes with a meticulously designed project already in place, allocating a significant 273 square meters specifically for high-end commercial premises. Imagine the potential for exclusive boutiques showcasing international designers, a sophisticated gourmet restaurant offering haute cuisine, a chic café serving artisanal delights, or a luxury service provider catering to an affluent clientele, all occupying this prime ground-floor space. Positioned immediately next to the bustling marina, these commercial units will benefit from unparalleled foot traffic and exceptional visibility, appealing to both the affluent local community and the constant influx of international tourists and yacht owners. This strategic commercial element not only generates significant immediate revenue but also inherently enhances the overall prestige and vibrancy of the entire development, drawing people in and creating a dynamic, engaging atmosphere.

Above the vibrant commercial stratum, the existing project envisions two meticulously planned floors dedicated to exquisite residential apartments. These residences are poised to become some of Marbella's most sought-after properties, offering an unparalleled urban living experience. Residents will enjoy the ultimate convenience, with every amenity, entertainment option, and cultural highlight of Marbella Center at their very doorstep, all while benefiting from the privacy, security, and supreme luxury expected of a high-end development. Picture panoramic views – potentially of the glittering marina, the bustling city skyline, or even the azure expanse of the Mediterranean Sea – from private terraces, coupled with contemporary designs, premium finishes, and access to all the high-end features synonymous with luxury living in Marbella. These meticulously designed apartments will cater to an exclusive clientele seeking sophisticated primary residences, luxurious holiday homes, or lucrative rental investments in a location that truly defines 'prime' and offers an inimitable lifestyle.

From an investment perspective, this offering is truly exceptional. Urban land of this scale and in such a pivotal, irreplaceable location within Marbella Center is an exceedingly rare commodity. The meticulously designed existing project, combining high-demand, high-return commercial space with luxury residential units, presents a robust, diversified, and highly attractive revenue stream. Marbella's property market consistently demonstrates remarkable resilience and significant appreciation, particularly for prime assets strategically located within its most prestigious districts. A development of this calibre, perfectly positioned within the city's most dynamic and sought-after district, is not just a building project; it's a legacy investment meticulously designed for sustained capital growth, attractive rental yields, and enduring value. This is a thoughtfully conceived and meticulously planned venture that aligns perfectly with the current and future demands of Marbella's discerning market, offering a secure and highly profitable pathway for the astute investor or visionary developer.

This is more than just a piece of land; it is an extraordinary canvas upon which to build a future landmark in one of the world's most desirable and glamorous locations. It represents a truly unique and scarce chance to shape a significant part of Marbella's evolving skyline and contribute to its renowned luxury landscape. Such opportunities in Marbella's vibrant core, particularly of this size and with such advanced planning, are virtually unheard of in today's competitive market. We at Luxury Realty extend an exclusive invitation to serious investors and visionary developers to explore the full, unparalleled potential of this exceptional offering. Contact Luxury Realty today for a confidential discussion and to receive comprehensive project details. Seize this momentous opportunity to secure your indelible foothold in Marbella's glittering future.

Details

Reference	R5259274	Property Type	Land
Status	Sale	Price	3,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	400 m²
Terrace	–	Parking places	by request