

PUERTO BANÚS

2,600,000 €

REFERENCE R5306794

Unrivaled Commercial Opportunity in the Heart of Luxury: Centro Puerta de Banús, Southern Spain

1

BATHROOMS

504 m²

BUILT



Description

Luxury Realty is proud to present an exceptional commercial premise, a jewel nestled within the prestigious Centro Puerta de Banús, offering an unparalleled investment opportunity in one of Southern Spain's most coveted and vibrant locales. This substantial 504 square meter property redefines commercial elegance, perfectly positioned to capture the attention of an affluent clientele and ensure maximum visibility for any high-end enterprise. Strategically located alongside the renowned BMW and Porsche garages, the property enjoys immediate proximity to the Shell petrol station and the exclusive residential area of Alzambra, guaranteeing a continuous flow of discerning visitors and potential customers. Its prime road-frontage location ensures supreme exposure, a critical asset for any business aiming for prominence and success in this competitive market.

The allure of Puerto Banús, a global beacon of luxury and sophistication on the sun-drenched Costa del Sol, cannot be overstated. This iconic marina, synonymous with designer boutiques, world-class restaurants, opulent yachts, and a vibrant nightlife, attracts an international elite drawn to its glamour and exclusivity. Investing in commercial real estate here means more than just acquiring a property; it means securing a foothold in a thriving economic hub that consistently demonstrates resilience and growth. The surrounding area, including Centro Puerta de Banús, is a magnet for high-net-worth individuals, international tourists, and discerning residents, all contributing to a dynamic commercial landscape. This particular premise benefits from its position within this ecosystem, offering not just a location but a statement – a testament to an owner's ambition and commitment to excellence. The visibility from the main thoroughfare into this luxury enclave is simply unmatched, providing an invaluable advantage for branding and client acquisition.

Spanning an impressive 504 square meters, this commercial space is meticulously designed over two levels to offer both functionality and aesthetic appeal. The ground floor, accessible directly from street level, provides an inviting entry point and a vast open-plan area perfect for a high-end showroom, a flagship retail store, or a sophisticated client-facing office. Descending to the basement, one discovers an equally versatile space, complete with a modern toilet and shower room, offering the flexibility for private offices, storage, staff facilities, or even a wellness area. The recent refurbishment, transforming the space into a contemporary architect's office, has imbued the property with a fresh, modern aesthetic. Its most striking feature is undoubtedly the predominantly glass frontal facade, which not only floods the interior with natural light but also serves as a magnificent showcase for products or services, presenting an elegant and inviting street presence. This architectural choice underscores the property’s commitment to modernity and transparency, appealing to businesses that value contemporary design and open, airy environments.

A distinctive feature that sets this property apart is its impressive ceiling height of 4.5 meters. This generous vertical space is not merely an architectural detail; it presents a unique opportunity for customization and expansion. The high ceilings create an immediate sense of grandeur and airiness, enhancing the overall luxury feel of the interior. Furthermore, this design element provides the perfect structural foundation for the addition of a mezzanine level, should the new owner desire. Such an addition could significantly increase the usable floor area, creating separate zones for private consultations, executive offices, exclusive VIP lounges, or additional retail display space, thereby maximizing the property's potential and adaptability to various high-end commercial ventures. This flexibility ensures the property can evolve with your business needs.

Beyond its intrinsic appeal and prime location, this property presents an exceptional investment opportunity, offering immediate and secure rental income. The premises are currently leased until October 2026, providing a stable revenue stream from day one of ownership. This pre-leased status makes it an ideal acquisition for discerning investors seeking a hassle-free, income-generating asset in a premium location with strong capital appreciation potential. The long-term lease agreement with a reputable tenant further solidifies its appeal as a sound, low-risk investment within Southern Spain's robust commercial real estate market. This ensures a consistent return while allowing ample time for future strategic planning or identifying new opportunities for the property's use post-lease.

Adding to its undeniable value, the sale of this commercial premise includes two dedicated parking spaces within the secure underground garage. In an area as bustling and exclusive as Puerto Banús, convenient and private parking is an invaluable luxury. These spaces offer seamless accessibility for both clients and staff, alleviating any concerns about parking in a high-traffic zone and significantly enhancing the overall appeal and functionality of the property. This amenity not only adds a layer of convenience but also contributes substantially to the property's long-term value, setting it apart from many other commercial offerings in the vicinity.

This exquisite commercial property in Centro Puerta de Banús represents a rare confluence of prime location, sophisticated design, and robust investment potential. Whether you envision a high-end boutique, a prestigious corporate office, an exclusive showroom, or a luxury service provider, this 504sqm space offers the perfect canvas to establish a prominent presence in Southern Spain's most glamorous destination. Seize the opportunity to own a piece of this unparalleled luxury landscape and secure a lucrative asset for years to come.

Details

Reference	R5306794	Property Type	Commercial
Status	Sale	Price	2,600,000 €
Bedrooms	by request	Bathrooms	1
Build size	504 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Parking