

ATALAYA

145,000 €

REFERENCE R5365039

# Exclusive Office Space in Prime Atalaya, Costa del Sol – A Luxury Realty Opportunity

1

BATHROOMS

55 m²

BUILT





# Description

Luxury Realty proudly presents a distinguished opportunity to acquire a premium office space in the highly sought-after location of Atalaya, nestled on Spain's illustrious Costa del Sol. This isn't merely an office; it's a strategic investment in a vibrant commercial hub, designed for discerning professionals and businesses aiming for excellence and prestige in a prime European location.

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Spanning a well-appointed 55 m², this resale office offers a compact yet incredibly efficient layout. Perfectly suited for a range of diverse professional activities, its thoughtful design ensures optimal space utilization, providing a comfortable and productive environment without the typical overheads associated with larger premises. This makes it an ideal choice for entrepreneurs, consultants, or a small, dynamic team seeking a significant presence.

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Atalaya, a true jewel of Southern Spain, holds a strategic position between the bustling towns of Estepona and Marbella, establishing it as an undeniable commercial hotspot on the renowned Costa del Sol. This region, synonymous with luxury living and thriving tourism, offers an unparalleled backdrop for business growth. The area benefits significantly from a robust economy, a diverse international population, and excellent infrastructure, all contributing to a dynamic and prosperous environment that attracts both residents and global investors.

The specific setting of this office within Atalaya is exceptionally advantageous: a genuine 'Town' location, immersed within a bustling 'Commercial Area' and 'Close To Shops'. This powerful trifecta ensures maximum visibility and accessibility for your clients and employees alike. Imagine the convenience of having banks, restaurants, essential services, and a wide array of retail outlets all at your doorstep. This high-footfall area guarantees consistent exposure and seamless integration into the local business ecosystem, fostering invaluable networking opportunities and enhancing client engagement.

Beyond its immediate commercial offerings, Atalaya's appeal extends to its enviable proximity to world-class golf courses, pristine beaches, and prestigious residential developments. This positions it as a desirable locale not only for business but also for an enviable quality of life, attracting a sophisticated clientele and skilled workforce, thereby significantly enhancing the overall professional landscape. The region's year-round sunshine and vibrant cultural scene further contribute to its unique allure, creating a motivating and inspiring place to work and live.

Accessibility is paramount in modern business, and Atalaya excels in this regard. Well-connected by major road networks, including the efficient A-7 coastal highway, the office is easily reachable from major international gateways such as Malaga International Airport, Gibraltar, and other significant urban centers across the region. This ensures seamless travel for international clients and effortless commutes for local staff, anchoring your business in a truly connected and strategic location in Southern Spain.

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The office benefits from an advantageous 'East' orientation, ensuring an abundance of natural light floods the space throughout the morning. This creates a bright, energizing workspace that promotes productivity, focus, and overall well-being for its occupants. Morning sun provides a gentle warmth without the intensity of direct afternoon sun, helping to maintain a comfortable internal temperature and potentially reducing the need for excessive artificial lighting and air conditioning. This contributes to a more sustainable and cost-effective operation, while a well-lit environment also enhances the interior's aesthetic appeal, presenting a professional and inviting atmosphere to all visitors.

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Presented in 'Good' condition, this office space is ready for immediate occupancy, requiring minimal, if any, initial investment in renovations. This highly desirable 'turn-key' aspect is a significant advantage for businesses looking to establish or expand their presence without delay or unforeseen expenditures. The property has been meticulously maintained, reflecting a commitment to quality and ensuring a seamless transition for the new owner. This allows you to focus on your core business operations from day one, confident in the integrity and readiness of your new professional home.

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As a 'Resale' property, this office offers a proven track record of its inherent value and desirability within the competitive Atalaya market. Resale properties often come with established infrastructure and utilities, simplifying the acquisition process and offering

a more predictable scenario compared to new builds. Furthermore, the resale market in established and sought-after areas like Atalaya provides a realistic benchmark for investment, making this a transparent and secure opportunity for astute investors and business owners alike. It represents a tangible asset in a continually appreciating region of Southern Spain.

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This 55 m² office in Atalaya represents a prime investment for discerning entrepreneurs, freelancers, consultants, and small to medium-sized enterprises seeking a prestigious and highly functional address on the vibrant Costa del Sol. It intelligently combines a practical size with an unbeatable strategic location, offering both immediate utility and significant long-term appreciation potential. For those who understand the critical synergy between location and success, this exclusive Luxury Realty offering is an unparalleled chance to position your business at the heart of one of Spain's most dynamic and economically robust commercial landscapes. Seize this exceptional opportunity to elevate your professional presence in a truly outstanding setting, where business thrives amidst unparalleled beauty and connectivity.

## Details

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| Reference | R5365039 | Property Type | Commercial |
| Status | Sale | Price | 145,000 € |
| Bedrooms | by request | Bathrooms | 1 |
| Build size | 55 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Resale