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MARBELLA

159,000 €

REFERENCE R5401975

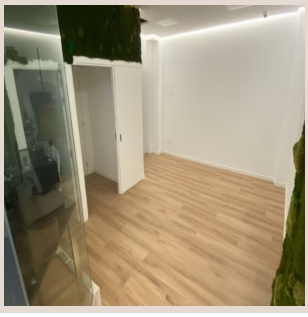
# An Exquisite Opportunity: Prime Commercial Space in the Heart of Marbella

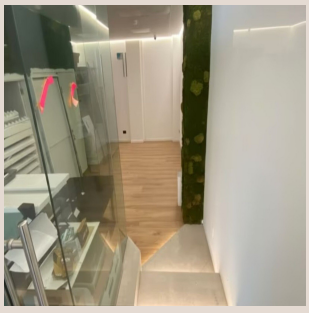
1

BATHROOMS

41 m²

BUILT









# Description

Marbella, nestled on Spain's sun-drenched Costa del Sol, is more than just a location; it's a lifestyle, a global magnet for luxury tourism, discerning residents, and astute investors. Renowned for its glamorous marinas, world-class golf courses, pristine beaches, and vibrant social scene, this jewel of Southern Spain offers an unparalleled backdrop for both leisure and business. Within this prestigious setting, Luxury Realty is delighted to present a remarkable commercial offering, perfectly positioned for immediate success.

We are proud to introduce a meticulously renovated 41 m² commercial space, a true turn-key solution designed for seamless operation from the very first day. This exceptional property eliminates the need for extensive initial investment in refurbishments, allowing you to focus immediately on your business or enjoy the benefits of a ready-to-rent asset. Every detail within its compact yet highly functional layout has been thoughtfully considered, reflecting a contemporary aesthetic and a commitment to quality that aligns perfectly with the sophisticated demands of the Marbella market.

## State-of-the-Art Features for Uncompromised Comfort and Security

The interior boasts a modern, well-appointed private bathroom, ensuring convenience for both staff and clientele. Comfort is paramount, provided by an efficient air conditioning system that guarantees a pleasant environment year-round, regardless of Marbella's glorious Mediterranean climate, which promises over 320 days of sunshine annually. Safety and compliance are addressed with a professional smoke extraction system, a crucial feature for many business types and a testament to the property’s readiness for diverse commercial activities.

Furthermore, peace of mind is assured through an advanced alarm system integrated with continuous video monitoring, offering robust security for your assets and operations 24/7. These state-of-the-art amenities underscore the property's readiness and its appeal for a diverse range of professional and commercial ventures, providing a secure and comfortable environment that truly stands out in the competitive Marbella market.

## Unbeatable Location: The Marbella Advantage

Beyond its intrinsic quality, the true value of this property lies in its exceptional location within Marbella, a jewel of Southern Spain. Situated in a highly coveted and exceptionally well-connected area, this space benefits from unparalleled access to public transport networks, facilitating easy commutes for employees and effortless visits for customers. Marbella itself is a beacon of luxury, attracting an affluent international demographic and a constant flow of tourists, ensuring a dynamic and prosperous economic environment.

The immediate surroundings of this property pulsate with life, offering a rich tapestry of leisure areas, exquisite restaurants, chic bars, and an array of high-end boutiques and essential shops. This vibrant ecosystem creates a constant flow of foot traffic and an energetic atmosphere, essential ingredients for business visibility and success. The area's undeniable popularity and constant activity make it an ideal spot for any enterprise aiming to attract a significant volume of visitors and establish a prominent presence. Being in the heart of Marbella means being at the epicenter of its commercial and social dynamism, offering unparalleled exposure for your brand or enterprise.

## Versatility and Lucrative Investment Potential

This perfectly proportioned space offers remarkable versatility, making it an ideal choice for a variety of ambitions. Envision it as a stylish boutique, showcasing bespoke products to a discerning clientele drawn to Marbella's fashion scene. It could serve as a prestigious professional office, perfect for consultants, lawyers, architects, or independent financial advisors seeking a prime address that conveys credibility and success. Alternatively, its compact design lends itself beautifully to a bespoke creative studio – for artists, designers, or photographers – or even a high-end personal services establishment such as a private aesthetic clinic or a luxury concierge service.

From an investment perspective, Marbella’s real estate market remains robust and highly sought after by international buyers and investors. Acquiring this renovated, strategically located asset presents a compelling opportunity for capital appreciation and strong rental yields. The enduring appeal of Marbella, driven by its reputation as a luxury destination, its stable climate, and excellent infrastructure, ensures a consistent demand for premium commercial spaces. This makes the property a prudent and lucrative addition to any investment portfolio, promising long-term value and sustained growth in one of Europe’s most desirable locations.

### Your Gateway to Success in Southern Spain

In summary, this property represents an outstanding opportunity for individuals or businesses seeking a premium, turn-key commercial space in one of Spain's most dynamic and prestigious locales. It combines meticulous renovation, cutting-edge security, modern comforts, and an unbeatable location in the heart of Marbella, a global hub for luxury and lifestyle. For those seeking to launch a new venture, expand an existing business, or make a wise investment in a thriving market, this functional space within a vibrant environment is simply unparalleled. Do not miss the chance to secure your place in Marbella's flourishing commercial landscape and capitalize on everything this magnificent city has to offer.

## Details

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|---|---|---|---|
| Reference | R5401975 | Property Type | Commercial |
| Status | Sale | Price | 159,000 € |
| Bedrooms | by request | Bathrooms | 1 |
| Build size | 41 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Alarm system, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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