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MARBELLA

205,000 €

REFERENCE R5423146

An Unparalleled Investment Canvas in Marbella: Dual Commercial Premises with Transformative Potential

1

BATHROOMS

50 m²

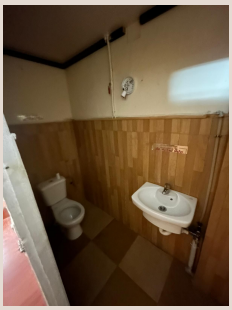
BUILT











Description

Nestled on the sun-drenched Costa del Sol, Marbella represents the pinnacle of luxury living and strategic investment in Southern Spain. Renowned for its glamorous lifestyle, world-class amenities, and breathtaking Mediterranean vistas, it draws an elite international clientele seeking both pleasure and prosperity. Within this coveted destination, Luxury Realty is proud to present an exceptional investment opportunity: two adjoining commercial premises located in the heart of the traditional Divina Pastora neighborhood. This offering is more than just real estate; it's a versatile canvas for visionary entrepreneurs and discerning investors seeking to capitalize on Marbella’s enduring appeal.

Marbella's Vibrant Core: The Divina Pastora Advantage

The Divina Pastora neighborhood stands as a testament to authentic Marbella life, blending historical charm with modern convenience. Just moments from the bustling city center, this well-established residential area offers the unique advantage of a deeply rooted local community, ensuring consistent foot traffic and a steady demand for services. Residents enjoy immediate access to a comprehensive array of essential amenities, from gourmet markets and boutique shops to health services and reputable schools. This vibrant ecosystem guarantees ongoing commercial activity, making it a prime location for any business venture looking for stability and local engagement. Furthermore, its strategic positioning near Marbella’s golden beaches, exclusive golf courses, and upscale marinas ensures it benefits from both local commerce and the region's affluent tourist appeal.

The Opportunity: A Realm of Possibilities Awaiting Vision

This unique property comprises two seamlessly combined commercial units, creating an expansive and remarkably flexible layout. This generous footprint unlocks a myriad of possibilities, making it an ideal foundation for various commercial enterprises. Whether envisioning a sophisticated retail space showcasing luxury brands, a vibrant gastronomic establishment offering exquisite culinary experiences, a modern professional office hub, or a bespoke wellness and beauty clinic, the adaptable design provides the perfect stage for your entrepreneurial ambitions. Its intrinsic versatility is a significant asset, allowing for easy customization to align with diverse business models and operational requirements. This is not merely a space; it's a strategic platform designed for growth and success in one of Europe’s most dynamic markets, offering immediate operational capability or significant redevelopment potential.

Secure Your Future: Unrivaled Investment Appeal

Beyond its immediate commercial utility, this property shines as a compelling investment. Marbella's real estate market consistently demonstrates resilience and growth, offering robust capital appreciation potential driven by its international prestige and desirability. For investors, these premises represent an excellent opportunity for immediate income generation through rental, catering to the strong demand for prime commercial spaces within a thriving community. The strategic location, combined with the property’s inherent adaptability and the vibrant local economy, ensures sustained tenant interest and competitive rental yields. This is an asset poised to deliver substantial long-term value, aligning perfectly with a sophisticated investment portfolio focused on stability, strategic growth, and significant returns in a premier European destination renowned for its luxury lifestyle and robust economy.

Transformative Potential: Visionary Residential Conversion

Perhaps the most exciting dimension of this offering lies in its significant potential for a change of use. Subject to obtaining the necessary planning permissions, licenses, and approvals from the competent municipal authorities, these spacious commercial units could be transformed into highly desirable residential accommodation. Imagine crafting one expansive, luxurious urban dwelling—a penthouse-style city apartment—or cleverly reconfiguring the space into several contemporary residential units. This presents an ideal scenario for generating multiple rental incomes from high-demand apartments or for a developer looking to

create exclusive, centrally located residential offerings. The demand for well-located residential properties in Marbella remains exceptionally high, particularly for unique spaces offering both convenience and a distinctive lifestyle. This potential for conversion adds an extraordinary layer of value and flexibility, presenting a rare chance to repurpose a prime commercial asset into sought-after residential living, maximizing its long-term profitability and appeal.

Why Marbella? A Global Lifestyle and Investment Hub

Marbella, situated in the heart of Southern Spain's Andalucía region, is more than just a destination; it's a lifestyle choice and a global magnet for high-net-worth individuals. Its year-round sunshine, pristine Mediterranean beaches, world-class golf courses, Michelin-starred dining, and designer boutiques attract an international elite. The city boasts excellent infrastructure, including top-tier healthcare facilities, renowned international schools, and seamless connectivity via Malaga Airport, one of Spain's busiest. Investing here means tapping into a stable and growing economy driven by luxury tourism and a burgeoning expatriate community, ensuring consistent demand across all sectors of the real estate market. This property offers a tangible stake in this vibrant, affluent ecosystem, promising not just a return on investment but also a connection to an enviable lifestyle.

Financial Insights: A Transparent Investment

The asking price for this exceptional dual commercial premise is **€225,000**. Luxury Realty believes in complete transparency regarding your investment. Please note that the advertised price excludes taxes and other associated purchase costs, which are standard for real estate transactions in Spain. For your guidance, we provide an estimated breakdown:

Property Transfer Tax (ITP – 7%)

€225,000 × 7% = **€15,750**

Notary Fees (approximately 0.3% – 0.5%)

Minimum: **€675**

Maximum: **€1,125**

Land Registry Fees (approximately 0.1% – 0.3%)

Minimum: **€225**

Maximum: **€675**

These figures are provided as an indicative guide only and may fluctuate based on specific transaction details and prevailing legal rates.

Crucially, as a valued client of Luxury Realty, you will incur **no real estate agency fees** for the acquisition of this distinguished property. This represents a significant saving, further enhancing the overall value of your investment in Marbella’s thriving market.

Details

Reference	R5423146	Property Type	Commercial
Status	Sale	Price	205,000 €
Bedrooms	by request	Bathrooms	1
Build size	50 m²	Plot Size	–

Terrace	–	Parking places	by request

Features

Investment

Personal advice

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

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