

SAN PEDRO DE ALCÁNTARA

1,250,000 €

REFERENCE R5447104

An Exclusive Commercial Opportunity in San Pedro de Alcántara, Southern Spain

734 m²

BUILT













Description

Luxury Realty proudly presents an unparalleled commercial acquisition in the highly sought-after locale of San Pedro de Alcántara, a jewel on the sun-drenched Costa del Sol in Southern Spain. Opportunities of this calibre, particularly for substantial commercial units with such versatile potential, are exceptionally rare in this dynamic market. This offering represents a genuine chance to secure a strategic foothold in an area renowned for its affluent demographic, vibrant commercial activity, and exceptional infrastructure.

San Pedro de Alcántara, nestled between the glitz of Marbella and the charm of Estepona, is not merely a picturesque town; it is a thriving hub for business and a destination for discerning residents and tourists alike. Its prime position offers seamless access to major transport routes and bustling commercial centres, making it an ideal setting for businesses aiming for prominence and operational efficiency. The scarcity of available commercial properties of this scale in such a coveted location underscores the unique value proposition of this listing, positioning it as a cornerstone investment for future growth and success.

A Multi-Faceted Commercial Complex Designed for Excellence

This impressive commercial complex spans three meticulously designed floors, offering a registered constructed size of 734 m2. Augmenting this generous footprint is an additional 80 m2 mezzanine area, providing invaluable extra space and enhancing the overall flexibility of the premises. Every aspect of this property has been conceived with practical, day-to-day business operations in mind, offering an adaptable environment ready to accommodate a diverse range of commercial ventures, from a high-end showroom to a sophisticated distribution centre, or a combination thereof.

The internal layout is thoughtfully zoned to support various functions. It features a spacious, light-filled showroom, perfect for product display and client engagement, alongside dedicated office spaces designed for productivity and professional administration. A well-equipped workshop area caters to operational needs, complemented by a convenient kitchenette, WC, and shower facilities for staff comfort. Further practical storage solutions are provided by three discreet trasteros located beneath the stairs. A defining feature that significantly elevates the unit's operational value is the robust lift, serving all three floors with an impressive one-tonne capacity. This crucial amenity ensures the effortless movement of stock, equipment, and heavy goods, streamlining logistics and significantly boosting operational efficiency for any enterprise.

State-of-the-Art Amenities and Unrivalled Connectivity

This commercial unit is outfitted with a comprehensive suite of modern amenities, ensuring comfort, security, and operational readiness. Key features include electric security shutters for enhanced safety, advanced air conditioning providing climate-controlled comfort with both hot and cold air, a robust alarm system, readily available hot water and electricity, and a meticulously maintained fire safety system, serviced annually to meet the highest standards. Beyond the existing structure, there is an exciting possibility to create an additional facade. This potential expansion offers incredible scope for businesses wishing to maximise street presence, create distinct customer entrances, or tailor the property’s exterior to their specific brand identity and operational requirements, adding another layer of value and customisation.

The strategic location of this commercial unit in San Pedro de Alcántara translates into exceptional connectivity, a critical factor for any thriving business. Approximate driving times underscore its prime position: a mere 5 minutes to the AP7 toll road, 8 minutes to the N340 coast road, 10 minutes to the world-renowned Puerto Banús, 15 minutes to the cosmopolitan heart of Marbella, and 20 minutes to the charming town of Estepona. This unrivalled access facilitates efficient logistics, broadens market reach, and simplifies commuting for employees and clients alike.

Furthermore, convenience extends to parking solutions. The warehouse is situated on a wide road offering ample on-street parking, a significant advantage in any commercial area. Additionally, public parking facilities are conveniently available at the end of the road, ensuring easy access for all visitors and staff. For businesses requiring immediate inventory, existing stock can be acquired by separate agreement, offering a seamless transition for certain commercial models.

This is truly a unique proposition for discerning investors and businesses. If your search is for a premier warehouse, an expansive showroom, or a high-visibility trade counter-style premises in the vibrant and sought-after San Pedro de Alcántara,

this represents one of the very few genuine and substantial opportunities currently on the market. Its versatile structure encompasses a 300m2 basement, a 300m2 ground floor, and a 134m2 first floor, complemented by an additional 80m2 mezzanine, offering a total footprint perfectly suited for ambition.

Details

Reference	R5447104	Property Type	Commercial
Status	Sale	Price	1,250,000 €
Bedrooms	by request	Bathrooms	by request
Build size	734 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Heating, Lift, Alarm system, 24H Security, Parking, Investment, Resale