


MARBELLA

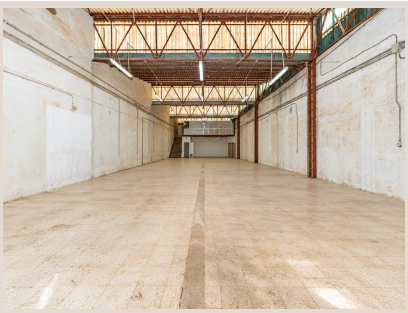
1,225,000 €

REFERENCE R5516947

# An Exceptional Freehold Industrial Warehouse in Marbella's Prestigious La Ermita Industrial Estate – A Strategic Investment Opportunity

| 2 | 442 m² | 160 m² |
|---|---|---|
| BATHROOMS | BUILT | TERRACE |













# Description

Luxury Realty is proud to present an unparalleled opportunity to acquire a premium freehold industrial warehouse located within the highly coveted and exceptionally well-established La Ermita Industrial Estate in Marbella. This distinguished property is situated in one of Spain’s most sought-after and economically vibrant regions, offering a strategic nexus for commerce and logistics. Marbella, renowned globally for its opulent lifestyle, stunning Mediterranean coastline, and a thriving international community, serves as a dynamic backdrop for this significant commercial asset. This location not only ensures easy access to the bustling core of Marbella itself but also provides seamless connectivity to the wider Costa del Sol, making it an ideal base for operations seeking both prestige and efficiency.

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Nestled in the heart of Southern Spain, Marbella represents a beacon of prosperity and strategic importance. The town’s robust economy, fueled by high-end tourism, luxury real estate, and a burgeoning service sector, creates a unique environment for businesses. The La Ermita Industrial Estate itself is a testament to foresight in urban planning, designed to facilitate smooth industrial and commercial operations. Its immediate proximity to the A-7 motorway, the principal artery connecting major cities along the Mediterranean coast, is a significant advantage. This ensures swift transit to key destinations such as Puerto Banús, San Pedro de Alcántara, Estepona, and Malaga International Airport, positioning any business here at the crossroads of regional and international trade routes. The estate benefits from excellent infrastructure, secure surroundings, and a well-maintained environment, attracting a diverse range of successful enterprises.

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This meticulously designed property encompasses a substantial total area of 602 m², thoughtfully distributed to maximize utility and operational flexibility. The core of the facility features 442 m² of meticulously planned covered space. This expansive area is perfectly suited for a multitude of industrial and commercial applications, from high-tech manufacturing and sophisticated logistics operations to premium storage solutions for luxury goods, or even as an impressive showroom. Its generous dimensions and adaptable layout provide a blank canvas for businesses to tailor the space precisely to their operational requirements, ensuring optimal workflow and efficiency for any sector, be it e-commerce fulfillment, light industrial production, or a robust distribution hub.

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Complementing the internal capacity, the property boasts an invaluable 160 m² of private outdoor space. This external area significantly enhances the warehouse's versatility, offering additional secure storage, dedicated parking for vehicles and fleet management, or even as a dedicated loading and unloading zone. For businesses requiring external display areas, or those contemplating future expansion, this private plot represents a considerable asset. A standout feature that underscores the property’s self-sufficiency and added value is its private water well. This exclusive amenity provides an independent and reliable water supply, offering substantial cost savings on utilities and providing an invaluable resource for operations that may require a consistent and abundant water source, such as specific manufacturing processes or extensive cleaning facilities.

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The inherent versatility and prime location of this industrial warehouse unlock a vast array of possibilities for both discerning entrepreneurs and astute investors. For businesses seeking to establish a prominent presence or expand their existing footprint within the thriving Costa del Sol market, this property offers the ideal foundation. It is perfectly suited for a wide spectrum of industries, including luxury automotive services, marine equipment distribution, high-end construction suppliers, technology companies requiring secure storage, or even creative enterprises looking for a spacious and adaptable workspace. The robust structure and strategic positioning are conducive to long-term operational success and growth.

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From an investment perspective, this freehold industrial warehouse represents a truly compelling proposition. The Marbella market consistently demonstrates resilience and growth, with commercial properties in prime locations like La Ermita offering strong potential for capital appreciation and attractive rental yields. The freehold status provides long-term security and complete ownership control, a valuable asset in any investment portfolio. As industrial and logistical demands continue to evolve, particularly in affluent regions, the scarcity of high-quality, well-located industrial units like this ensures enduring value. This is not merely a purchase of real estate, but an investment in a strategic asset poised for sustained performance within one of Europe’s most dynamic commercial landscapes.

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In essence, this is a truly unique opportunity that masterfully combines a strategic and highly accessible location within Marbella's premier industrial estate, with exceptional functionality, unparalleled versatility, and outstanding investment potential. It stands as a testament to intelligent asset acquisition, offering a secure foundation for business prosperity and a wise addition to any distinguished investment portfolio seeking long-term value and growth in the heart of Southern Spain.

## Details

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|---|---|---|---|
| Reference | R5516947 | Property Type | Commercial |
| Status | Sale | Price | 1,225,000 € |
| Bedrooms | by request | Bathrooms | 2 |
| Build size | 442 m² | Plot Size | – |
| Terrace | 160 m² | Parking places | by request |

## Features

Resale