



## Commercial Premises for sale in Puerto Banús, Marbella

2.500.000 €

Reference: R5073103 Build Size: 219m<sup>2</sup> Terrace: 35m<sup>2</sup>





## Costa del Sol, Puerto Banús

Luxury Commercial Premises for Sale in Puerto Banús, Just 100 Metres from the Sea

We are pleased to present this exclusive commercial property for sale in the heart of Puerto Banús, one of the most iconic, luxurious, and high-traffic areas on the Costa del Sol. Located just 100 metres from the beach and surrounded by some of the world's most prestigious brands, this property offers a unique opportunity for investment or direct operation of a premium retail, hospitality, or nightlife business.

Boasting a total built area of 218 m<sup>2</sup> distributed over two floors, the property features a versatile layout, generous open spaces, and a 35 m<sup>2</sup> private terrace, ideal for creating a stylish reception area, chill-out lounge, or an eye-catching street-front display in a luxury setting.

### Layout & Key Features:

Two open-plan floors, perfect for separating customer-facing areas from operational or office spaces

35 m<sup>2</sup> terrace: ideal for commercial use, tasting area, brand display, or outdoor lounge

Three fully equipped bathrooms, conveniently distributed for both staff and client use

### Equipment & Comfort:

Advanced security alarm system

Modern infrastructure with high energy efficiency

Located on one of the busiest commercial streets in Puerto Banús, this property enjoys constant foot traffic all year round, with a significant increase during high season. The surrounding area is fully consolidated and offers an ultra-premium setting that includes:

Luxury boutiques and world-renowned designer brands

Gourmet restaurants and exclusive beach clubs

5-star hotels and high-end car dealerships

Art galleries and a prestigious marina filled with luxury yachts

This is the perfect opportunity for investors seeking high returns in a prime location, or for entrepreneurs aiming to position their brand in one of the most sought-after and glamorous destinations in the Mediterranean.



## Features:

### Özellikler

Özel teras

Hareketliliği azaltılmış kişiler için erişim

### Görüşler

Kentsel

Sokak

### Oryantasyon

Güney

### Ayar

Ticari alan

Sahil kenarında

Limana yakın

Denize yakın

Dükkanlara Yakın

Şehre yakın

Şehir

Liman

Marina

Marina'ya yakın

### Kamu hizmetleri

Elektrik

İçilebilir su

### İklim kontrolü

Önceden yüklenmiş klima

### Durum

Yenileme Gerekli

### Mobilya

Mobilyalı

### Kategori

Yatırım