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Commercial in Marbella - Puerto Banus

Reference: MEX1125



Bedrooms: by request

Bathrooms: by request

M²: 412

Price: 6,000,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

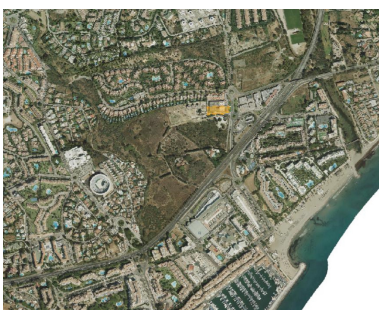
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Overview:An excellent opportunity to acquire 412 m² of commercial premises in the well-known La Alzambra commercial centre, ideally situated at the entrance to Puerto Banús. With generous proportions, impressive ceiling heights and scope to increase the usable space, this property offers considerable potential for a business seeking an established and convenient Marbella address.

The ground-floor premises feature a predominantly open-plan layout, with a maximum ceiling height of 7.5 metres. Large glazed frontage provides natural light and opportunities for eye-catching displays and business branding. Previously used as a furniture and interiors showroom, the space is particularly suited to a retail or design-led business, with flexibility to adapt the interior to different requirements.

A significant advantage is the potential to increase the total floor area to approximately 600 m² by incorporating an additional internal level, without major structural alterations or changes to the building's exterior, subject to the necessary permissions.

La Alzambra commercial centre brings together complementary businesses, including furniture retailer ZOCCOHOME, gourmet cafés and a luxury marble showroom by TINO, alongside a club with a restaurant and nightclub. This mix creates an appealing setting for businesses serving an international clientele. Monitored customer parking adds convenience for visitors.

A further opportunity is a terrace measuring approximately 5 by 20 metres. This belongs to the commercial centre and is not included in the property, but is available to purchase or rent separately.

Close to Puerto Banús and the residential areas of Nueva Andalucía, the premises combine a strategic location with substantial space and room for future growth.

Features:

Resale, Mountain views