



Local comercial en venta en Puerto Banús, Marbella

2.500.000 €

Referencia: R5073103    Construido: 219m<sup>2</sup>    Terraza: 35m<sup>2</sup>





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## 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.



## Características:

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Terraza Privada

Access for people with reduced mobility

### Vistas

Vistas Urbanas

Vistas a Calle

### Muebles

Sin Amueblar

### Orientación

Sur

### Posición

Área Comercial

Lado de la Playa

Cerca de Puerto

Cerca del Mar

Cerca de Tiendas

Cerca de Ciudad

Ciudad

Puerto

Marina

Cerca de Marina

### Servicios Públicos

Electricidad

Agua Potable

### Climatización

A/A Preinstalado

### Estado

Necesita Reformas

### Categoría

Inversion