## Sales - Commercial - Puerto Banús

## 2.500.000€

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**Ref.-ID: MIBGR5073103** **Puerto Banús** **Commercial**



**219 m2**

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 m² distributed over two floors, the property features a versatile layout, generous open spaces, and a 35 m² 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 m² 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.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Marina
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Renovation Required

**Climate Control**
- ✔ Pre Installed A/C

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Private Terrace
- ✔ Disabled Access

**Furniture**
- ✔ Not Furnished

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Investment










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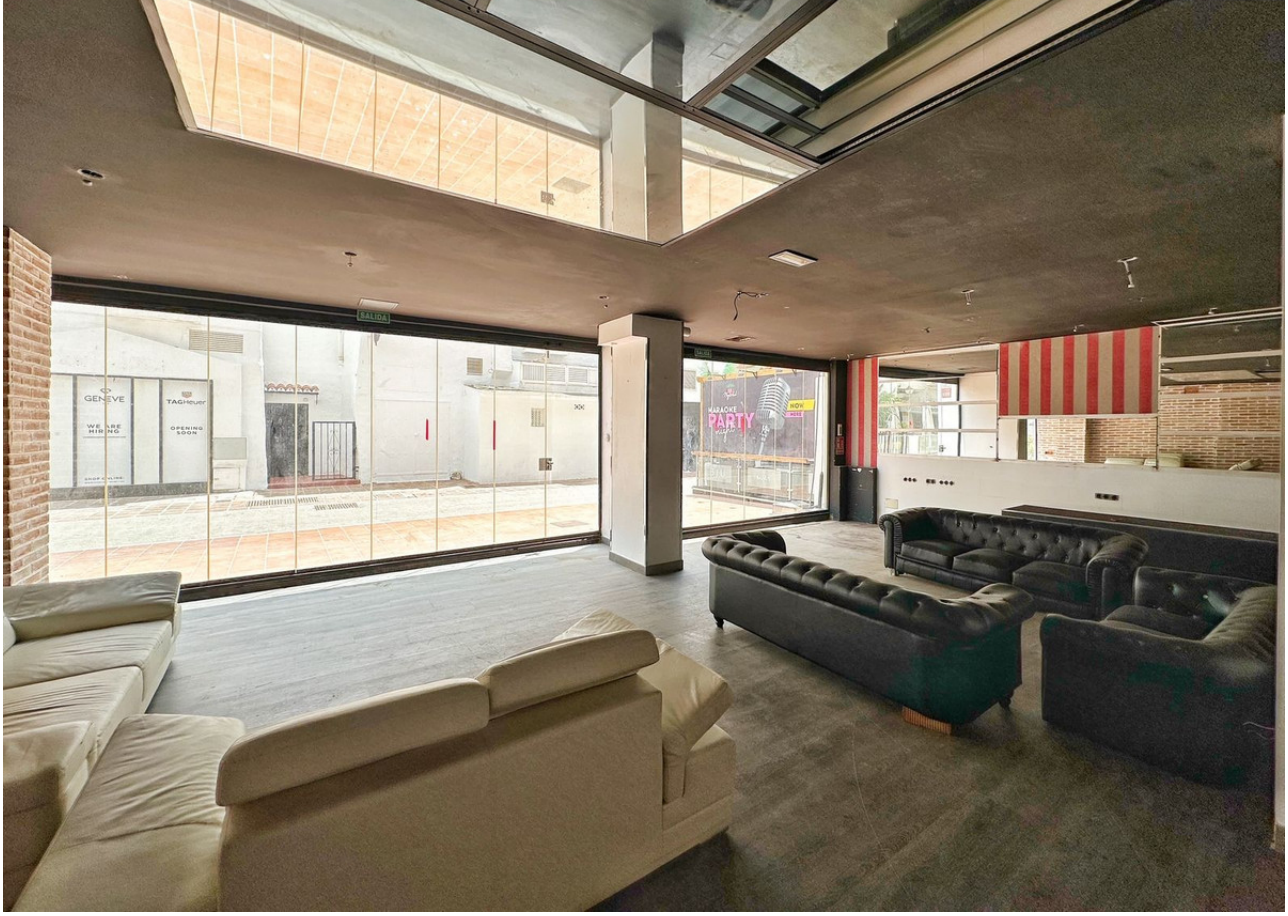
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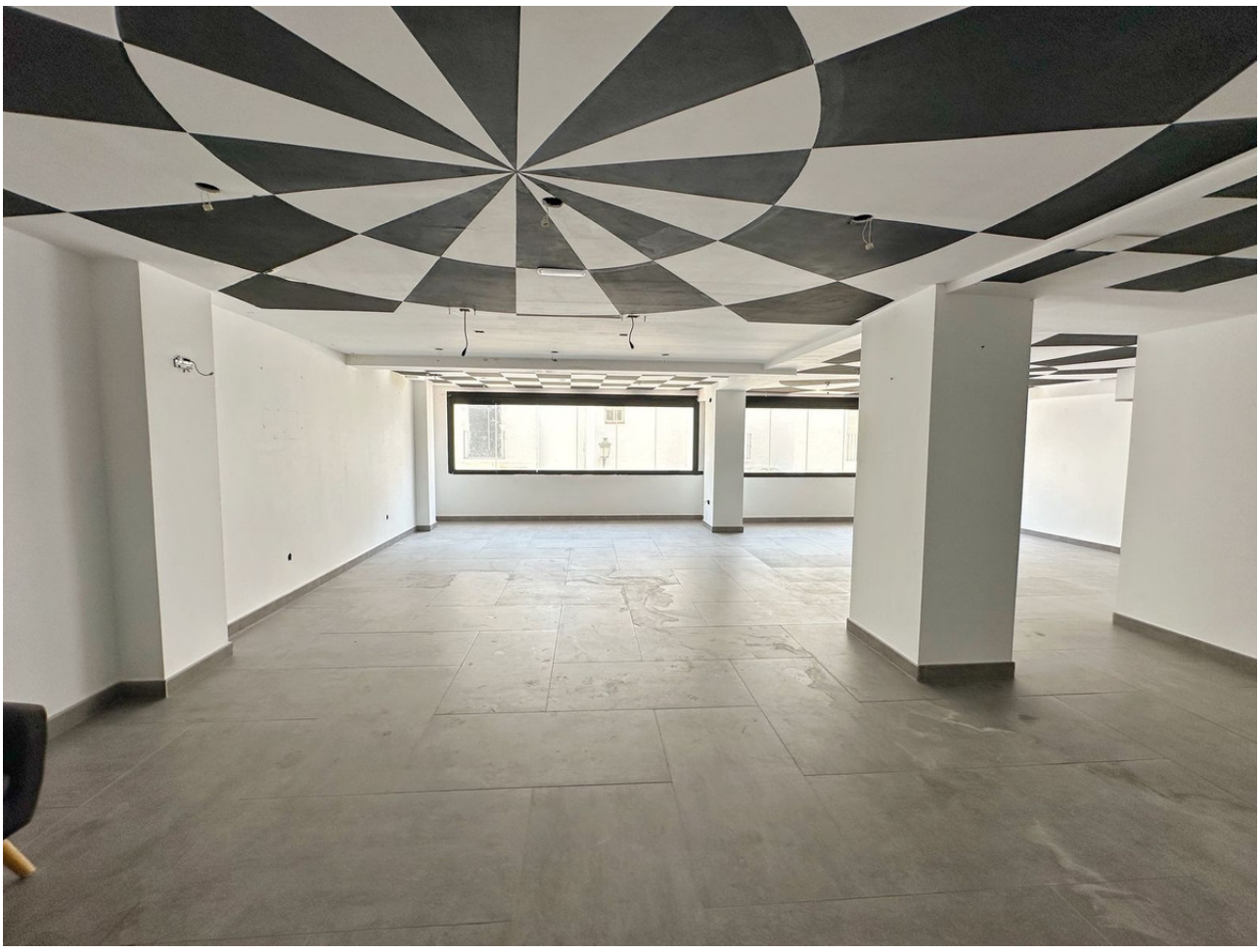








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