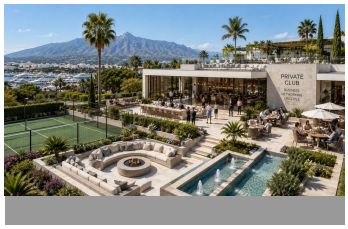
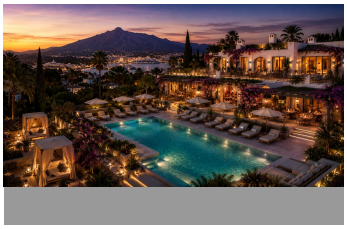
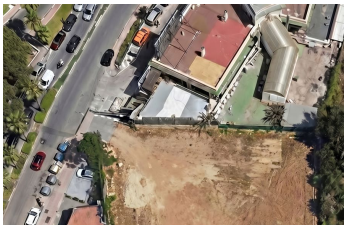
ALL IN real estates

Commercial in Nueva Andalucía

Bedrooms	3	Bathrooms	3	Built	500m2	Terrace	0m2

R5460211	Commercial	Nueva Andalucía	6.800.000€

EXCLUSIVE INVESTMENT OPPORTUNITY JUST STEPS FROM PUERTO BANÚS We present an exceptional investment opportunity in one of Marbella's most strategic locations, situated just steps from Puerto Banús and at the entrance to Nueva Andalucía. A privileged location surrounded by some of the area's key attractions: restaurants, luxury boutiques, premium services, high-end real estate agencies, commercial areas, and strong international tourism throughout the year. The property comprises a 1,950 m² plot and, according to the Urban Planning Certificate issued by Marbella Town Hall, is classified as Consolidated Urban Land (SUC), with a zoning designation of Detached Single-Family Residential UE-4. The applicable planning regulations establish a maximum buildability ratio of 0.30 m²t/m²s, providing approximately 585 m² of theoretical buildable floor area, with a maximum plot occupancy of 25% and a maximum height of ground floor + 1 / 7.50 metres. Thanks to its extraordinary position between Puerto Banús and Nueva Andalucía, the property offers the opportunity to develop a distinctive architectural project with significant added value, targeting the international market and allowing for several potential development concepts. CONCEPT 1 · TROPHY VILLA – ULTRA-LUXURY RESIDENCE Development of an iconic contemporary villa with approximately 585 m² of maximum theoretical buildable floor area, conceived as a truly unique property within Marbella's luxury real estate market. The project could incorporate generous bedroom suites, impressive reception and entertainment areas,

swimming pool, landscaped gardens, gym, spa & wellness facilities, private cinema, garage and spectacular outdoor living spaces. The planning regulations also allow up to 50% of the area not occupied by the building above ground to be used for below-ground construction, pergolas, swimming pools or other complementary installations, while at least the remaining 50% must be landscaped and planted. Concept: to create a genuine Trophy Asset — an exceptional residence aimed at high-net-worth international buyers seeking outstanding design, privacy and immediate proximity to Puerto Banús. CONCEPT 2 · LUXURY RESIDENCE + PRIVATE CLUB / BUSINESS A more distinctive proposal that could explore the combination of a high-end residence with spaces dedicated to lifestyle, networking and premium professional activities. Subject to specific conditions, the Urban Planning Certificate identifies several compatible uses, including offices, social club, hotel use and certain sports-related facilities, among others. The concept could be positioned as an exclusive space connected to Marbella's luxury ecosystem: real estate, investment, networking, private services and VIP client experiences, taking full advantage of the property's exceptional visibility and proximity to Puerto Banús. Concept: to develop an asset that goes beyond a traditional luxury residence and becomes an exclusive and representative meeting point for a premium international clientele. CONCEPT 3 · BOUTIQUE HOSPITALITY & LIFESTYLE A more business-oriented alternative would be to explore a boutique concept focused on luxury hospitality, wellness and lifestyle. The Urban Planning Certificate includes hotel use, community accommodation, social club, certain sports facilities and hospitality establishments without music among the compatible uses, although some of these uses are subject to specific restrictions and cannot be implemented as an alternative to the primary residential use. The concept could be built around a highly exclusive experience combining premium accommodation, wellness, gastronomy and personalised services, targeting the international clientele visiting Puerto Banús ?and ?Marbella. Concept: ?to ?create ?a boutique Luxury ?Lifestyle ?Destination in a location that ?is extremely ?difficult to ?replicate, ?capitalising on the area's ?strong ?tourism, ?commercial ?activity ?and ?cosmopolitan ?character.

Covered Terrace

Covered Terrace