## Sales - Commercial - Puerto Banús

# 395.000€











**Ref.-ID: R5184088** **Puerto Banús** **Commercial**

**Community: 1,668 EUR / year** **IBI: 612 EUR / year** **Rubbish: 184 EUR / year** **68 m2**

Reduced from 420.000€ to 395.000€. Great opportunity to aquire commercial space in a prime location currerntly with tenants! Tembo Banus is a modern office building next to El Corte Ingles Banus and Antonio Banderas square. The building comes with safe underground parking, all the amenities and services are within walking distance. as well as Port with its luxury boutiques, restaurants & bars and the beach. The office offers great views to main square and also sea views. There is a possibility to aquire another commercial space in this building. Outstanding investment package with excellent ROI. Please contact for further information.

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

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Urban Views

**Features**
- ✔ Lift
- ✔ Near Transport
- ✔ WiFi
- ✔ Disabled Access
- ✔ Double Glazing

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Utilities**
- ✔ Electricity

**Category**
- ✔ Investment
- ✔ Resale
- ✔ Contemporary