Sales - Commercial - Marbella

1.500.000€











Ref.-ID: R5479429 **Marbella** **Commercial**

Community: 1,920 EUR / year **IBI: 804 EUR / year** **Rubbish: 120 EUR / year** **1** **383 m2**

 NEW LISTING | PRIME COMMERCIAL PROPERTY IN THE HEART OF MARBELLA Central Marbella 382 m² | Two Floors 1,500,000 A truly exceptional commercial opportunity in one of Marbella’s most sought-after locations. Brand new to the market, this impressive 382 m² commercial property offers an outstanding combination of scale, versatility and premium facilities, distributed across two spacious floors and designed to accommodate a wide range of prestigious business concepts. The property benefits from a dedicated cargo lift, providing seamless movement between floors, alongside multiple storage areas, including one exceptionally large room offering substantial capacity. A separate, fully fitted office space provides a professional working environment, complemented by an integrated camera/security system throughout the property for enhanced peace of mind. Additional facilities include a private shower and toilet, adding further convenience and functionality. KEY FEATURES ■ 382 m² of commercial space ■ Two floors ■ Cargo lift ■ Multiple storage rooms ■ One exceptionally large storage area ■ Separate fully fitted office ■ Integrated camera/security system ■ Shower & toilet facilities ■ Prime central Marbella location ■ Brand new to the market Whether acquired for investment, business headquarters, showroom, storage, retail or another high-end commercial concept, this substantial property represents a rare opportunity to secure significant commercial space in the centre of Marbella.

Setting
- ✔ Suburban
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Town

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

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

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Storage Room
- ✔ Basement

Furniture
- ✔ Fully Furnished

Security
- ✔ Alarm System

Parking
- ✔ Street Parking

Category
- ✔ Investment