Sales - Commercial - Marbella

515.000€











Ref.-ID: R5486527 **Marbella** **Commercial**

Community: 2,568 EUR / year **IBI: 404 EUR / year** **1** **2** **144 m2**

EXCEPTIONAL COMMERCIAL OPPORTUNITY IN CENTRAL MARBELLA Positioned in one of Marbella’s most active commercial areas, this substantial corner premises offers an outstanding opportunity for investors and business owners seeking visibility, flexibility and strong commercial potential. Its prominent corner position and proximity to Ricardo Soriano provide excellent exposure, while the surrounding mix of established businesses, offices, restaurants and residential areas ensures a constant flow of activity throughout the day. The property is already in excellent condition and offers a practical layout including a generous open area with bar/reception, two bathrooms and storage. Existing smoke extraction infrastructure makes it particularly attractive for hospitality concepts, subject to the necessary permissions. The space can also be reimagined for a wide range of uses, from restaurant, café or takeaway to beauty, medical, retail, office or showroom, making it an especially versatile commercial asset. With the beach, marina and Marbella’s main amenities all within easy walking distance, this is a property that combines location, visibility and adaptability — three key ingredients for a successful commercial investment. A standout opportunity in central Marbella with multiple possibilities for both business and investment. Built: 144.50 m² Price: □515,000 A well-located commercial investment with excellent visibility and multiple business possibilities in the heart of Marbella.

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

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Views
- ✔ Urban Views

Furniture
- ✔ Not Furnished

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment