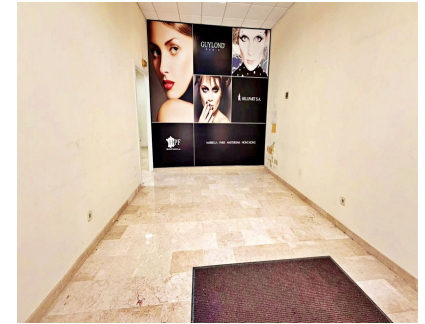


Sales - Commercial - Marbella
1.490.000€



Ref.-ID: R5499376

Marbella

Commercial



214 m2

Prime Seafront Commercial Premises Situated just behind the seafront promenade, these exceptional commercial premises occupy a privileged position with direct sea views, excellent visibility and constant high pedestrian traffic. The street-level setting and impressive 30-metre shopfront create a prominent commercial presence with strong exposure. With 214 m² of built area, generous dimensions and sea views from within, the premises offer excellent layout potential for a wide variety of commercial activities. Their accessible street-level position, high visibility and included private parking space further enhance the practicality of this seafront setting. Important consideration: The premises do not have a smoke extraction system. Highlights : - Prime seafront position — Situated just behind the seafront promenade. - Sea views — Direct sea views and views from within the premises. - Built area — 214 m² of commercial space. - Street-level setting — Conveniently positioned at street level. - Shopfront — Impressive 30-metre frontage. - Visibility and footfall — Excellent visibility and constant high pedestrian traffic. - Layout potential — Generous dimensions suitable for a wide variety of commercial activities. - Parking — Private parking space included. - Smoke extraction — No smoke extraction system installed.

- Setting**
- ✓ Beachfront
 - ✓ Town
 - ✓ Commercial Area
 - ✓ Beachside
 - ✓ Port
 - ✓ Close To Port
 - ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Schools
 - ✓ Marina
 - ✓ Front Line Beach Complex

- Category**
- ✓ Beachfront
 - ✓ Investment

- Orientation**
- ✓ South
 - ✓ West

- Condition**
- ✓ Renovation Required
 - ✓ Restoration Required

- Views**
- ✓ Sea
 - ✓ Urban
 - ✓ Street

- Features**
- ✓ Near Transport
 - ✓ Utility Room
 - ✓ Restaurant On Site
 - ✓ Basement

- Parking**
- ✓ Underground
 - ✓ Garage
 - ✓ Private