Sales - Commercial - Marbella

800.000€











Ref.-ID: R5527750 **Marbella** **Commercial**

123 m2

Commercial premises leased to a well-established banking institution in one of Marbella's most promising growth areas. Located within walking distance of Marbella town centre and approximately 700 metres from the beach, this property benefits from a strategic position directly opposite the future Marbella FC Stadium development, a landmark project that will include a stadium, hotel, wellness centre, commercial areas, restaurants and more than 1,000 parking spaces. The property currently provides immediate income while offering significant long-term appreciation potential as the surrounding area evolves. The building also features landscaped gardens, a swimming pool and communal areas, a rare added value for such a central location. An excellent opportunity to secure an asset in a prime Marbella location with both current income and future upside potential. Contact us for further information. Legal Notice: The indicated price does not include taxes or expenses. A 7% Property Transfer Tax (ITP) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the sale price. The amounts indicated are for information purposes only and may vary depending on the specific case. For this property, the approximate costs will be: Property Transfer Tax (ITP): □56,000 Notary fees: Between □2,400 (0.3%) and □4,000 (0.5%) Land Registry fees: Between □800 (0.1%) and □2,400 (0.3%) The purchase of this property does not entail any real estate agency fees for the buyer.

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

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ Disabled Access

Furniture
- ✔ Not Furnished

Garden
- ✔ Communal Garden

Category
- ✔ Investment