

**Sales - Commercial - Puerto Banús**  
**1.500.000€**

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**Ref.-ID: R132516**

**Puerto Banús**

**Commercial**



**1**



**504 m2**

Commercial premises of 504sqm in Centro Puerta de Banus, next to BMW /Porsche garage, Shell petrol station and Alzambra, with fantastic visibility from the road. Spread over two floors, with the ground floor at street level and a basement featuring a toilet/shower room. The high ceiling of 4.5 meters allows for the addition of a mezzanine if desired. Recently refurbished as an architect's office, the property boasts a modern appearance with a predominantly glass frontal facade. The property is rented out until 2027 and therefore offers a 5% guaranteed rental return for another 4 years. Sold with 2 parking spaces in the underground garage.

- Setting**
- ✓ Commercial Area
  - ✓ Close To Sea
  - ✓ Close To Town

- Utilities**
- ✓ Electricity

- Orientation**
- ✓ West

- Condition**
- ✓ Excellent
  - ✓ Recently Refurbished

- Views**
- ✓ Street

- Features**
- ✓ Near Transport

- Parking**
- ✓ Underground
  - ✓ More Than One