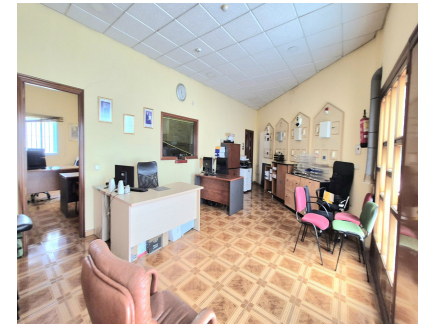


**Sales - Commercial - Elviria**  
**265.000€**

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**Ref.-ID: R5195731**

**Elviria**

**Commercial**



**95 m2**

Discover an exceptional business opportunity in the heart of Marbella's bustling Elviria Shopping Center — one of the most dynamic and sought-after areas on the Costa del Sol. With direct access from the A7 motorway and excellent public transport connections, this property enjoys unbeatable visibility and convenience. The premises feature 95 m<sup>2</sup> of built space, perfectly complemented by two spacious storage rooms (18 m<sup>2</sup> each) and two secure underground parking spaces (27 m<sup>2</sup> each), currently also used as extra storage — offering maximum flexibility for your business needs. The shopping center provides ample customer parking and a vibrant mix of shops, restaurants, and offices, ensuring a steady flow of visitors throughout the year. An ideal investment opportunity for entrepreneurs or investors looking to establish their business in a prime Marbella location with high footfall, easy access, and exceptional growth potential.

- Setting**
- ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools

- Condition**
- ✓ Good

- Views**
- ✓ Urban
  - ✓ Street

- Features**
- ✓ Near Transport

- Parking**
- ✓ More Than One
  - ✓ Private