



**Sales - Commercial - Marbella**

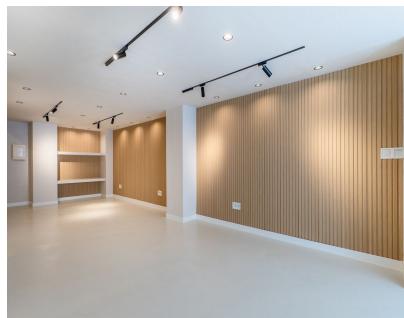
**480.000€**

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**Ref.-ID: R5264899**

**Marbella**

**IBI: 801 EUR / year**

**Rubbish: 66 EUR / year**



**1**



**1**

**Commercial**



**121 m<sup>2</sup>**

This commercial office for sale is located on Avenida Ricardo Soriano, Marbella's main business and commercial artery, an area characterised by constant demand and strong market liquidity. The property benefits from excellent visibility, direct street access and a highly recognisable position close to the Pirulí, making it particularly attractive for businesses seeking a central, well-connected location with public exposure. Distributed over two floors and fully renovated recently, the office is presented in turnkey condition, allowing an investor to minimise initial outlay and position the asset immediately for occupation or rental. The layout is flexible and well suited to a wide range of professional uses, while the modern finishes and natural light enhance its appeal to quality tenants. Its central setting, surrounded by services, transport links and close to the seafront, supports sustained rental interest and underpins long-term value. This property represents a solid investment opportunity in one of Marbella's most established commercial locations, combining strong tenant appeal, practical usability and the security of a proven business address.

**Setting**  
 Town  
 Commercial Area  
 Close To Shops  
 Close To Sea  
 Close To Schools

**Furniture**  
 Not Furnished

**Orientation**  
 South

**Kitchen**  
 Not Fitted

**Condition**  
 Excellent  
 Recently Renovated

**Category**  
 Investment

**Climate Control**  
 Air Conditioning  
 Hot A/C  
 Cold A/C

**Views**  
 Street

**Features**  
 Near Transport  
 WiFi  
 Access for people with reduced mobility  
 Double Glazing  
 Fiber Optic