

Sales - Commercial - Cancelada  
275.000€

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Ref.-ID: R5367991

Cancelada

Commercial



174 m2

Commercial property investment opportunity in Cancelada, Costa del Sol Located in the peaceful and well-connected village of Cancelada on the Costa del Sol, this versatile commercial property presents an excellent opportunity for investors or businesses looking to establish themselves in a growing and highly desirable area between Marbella and Estepona. Set within the established residential complex Las Palmerasde, the property enjoys a north-east orientation, allowing for pleasant natural light throughout the morning hours while maintaining a comfortable working environment during the day. The premises are in good condition and are distributed over two functional levels. The ground floor offers a bright and welcoming main space, ideal for office use or client-facing activities, while the lower level provides a spacious basement area, perfect for storage, additional workspaces or meeting rooms. This practical layout ensures flexibility for a wide range of commercial uses. Ideally positioned within walking distance of local shops, restaurants, and everyday amenities, the property is also just a short walk from the beach. Major supermarkets such as Lidl and Mercadona are only a few minutes away and prestigious golf courses, including Villa Padierna, are within a 10-minute drive. A bus stop located directly opposite the building further enhances accessibility for staff and clients. This is a strategic location that combines the charm of a traditional Spanish village with strong connectivity to Marbella, Puerto Banús and Estepona. It offers an excellent balance between tranquillity and convenience, making it an ideal setting for a professional office, consultancy or boutique business. A solid investment opportunity in one of the most active and expanding areas of the Costa del Sol, with strong long-term potential.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Commercial Area</li><li>✓ Village</li><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ North East</li><li>✓ East</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>                         | <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Basement</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>  | <b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li></ul>              | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>                                   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Resale</li></ul> |   |  |