

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