EK
ARBAT ESTATES

Sales - House - Marbella

2.000.000€

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Ref.-ID: R5402386

Marbella

House

4

4

500 m2

Presenting an extraordinary opportunity to acquire a distinguished office space that effortlessly combines professionalism with comfort. Designed for those seeking flexibility and an enviable work-life balance, this expansive property captivates with its modern structure, abundant natural light and harmonious fusion of commercial and residential benefits. Embrace an environment that not only boosts productivity but also impresses with its refined ambience and thoughtful amenities. Within the 500m² built area, the property boasts four generously sized office spaces, each with its own private WC for privacy and convenience. The premises offer air conditioning and central heating, ensuring optimal climate control throughout the year, while a dedicated storage room provides practical solutions for archiving or organisation. Situated close to a range of amenities and transport links, this property makes daily commutes and client visits exceptionally convenient, further enhancing its commercial value. A rare highlight of this offering is the expansive garage with secure parking for up to eight cars, ensuring ample space for staff and visitors alike. Enhancing this unique proposition, two separate residential apartments are intelligently positioned on the second level. Measuring 120m² and 130m², each apartment features two bedrooms, modern conveniences and versatile living, making them ideal for company directors, visiting guests or potential rental income. Additional features include proximity to key lifestyle attractions such as golf courses, the sea, shopping districts, esteemed schools, and acclaimed restaurants, as well as being close to children’s playgrounds and the vibrant port. Built in 1995 and meticulously maintained in good condition, this commercial and residential hub offers a seamless blend of work and living, all complemented by a very highly competitive price point. This property stands out as a prime investment opportunity on the Costa Del Sol, catering to the most discerning businesses or investors seeking real estate excellence in one of Spain’s most desirable locations.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Garden Views

Features
- ✔ Near Transport
- ✔ Storage Room