

Sales - Commercial - Benalmadena
1.249.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5493370

Benalmadena

Commercial



226 m2

Exclusive Office for Sale with Sea Views in Puerto Marina, Benalmádena We present a unique investment opportunity in the heart of the prestigious **Puerto Marina** area. Located on the first floor of the **“Pueblos Mediterráneos”** complex, this elegant office combines a prime location—just 50 meters from the beach—with magnificent, unobstructed views of the sea and the boats. With a total built area of **226 m2**—created by combining four separate units—this space stands out for its functional, versatile design and high-quality finishes. It is an ideal property for corporate firms, professional practices, or investors seeking a property with an exceptional location and multiple potential uses.

Layout and Key Features

- * **Area:** 226 m2 built area, featuring an optimal open-plan layout.
- * **Location and Views:** First-floor exterior unit with stunning views of the marina and the sea.
- * **Workspaces and Reception:** Spacious client reception area, independent private offices with elegant glass partitions, and a comfortable lounge area with sofas.
- * **Common Areas:** Professional meeting room and a designated cafeteria/dining area.
- * **Comfort:** Central air conditioning system and wooden flooring that adds warmth and distinction.
- * **Orientation:** Southwest-facing, ensuring excellent natural light throughout much of the day.

A Property with Multiple Potential Uses

In addition to its current configuration as an office, the property offers **great versatility and potential for other uses**. Possibilities include developing a **commercial** activity or, where applicable, **proposing a change of use**—subject to current zoning regulations, building conditions, and the necessary administrative authorizations.

Condition	Climate Control	Views	Features	Furniture	Utilities
✔ Good	✔ Central Heating	✔ Sea	✔ Private Terrace ✔ Wood Flooring	✔ Fully Furnished	✔ Drinkable Water