

Продажа - Коммерческая - Marbella  
225.000€



Ref.-ID: R5423146

Marbella

Коммерческая

ИБИ: 190 EUR / год



1



50 m2

# Investment Opportunity in Marbella – Two Combined Commercial Premises with Multiple Possibilities Two adjoining commercial premises are offered for sale in the well-established Divina Pastora neighborhood, one of Marbella’s most traditional residential areas. Located just a few minutes from the city center and surrounded by all essential amenities, this area benefits from a strong local community, excellent services, and ongoing commercial activity. The property offers a spacious and versatile layout thanks to the combination of both units, providing a wide range of possibilities to suit different projects and investment strategies. It is ideal both for operating a business and for investors seeking an asset with strong rental and capital appreciation potential. In addition, there is the possibility of exploring a change of use to residential accommodation or the creation of several residential units, subject to obtaining the relevant planning permissions, licenses, and approvals from the competent authorities. ## Key Features \* Excellent location close to Marbella town center. \* Area with strong residential and commercial demand. \* Flexible layout with multiple distribution and development possibilities. \* Ideal for investment purposes or income generation. \* Potential conversion to residential use, subject to planning regulations and municipal approval. ## Taxes and Purchase Costs The asking price is **€225,000**. The advertised price does not include taxes or costs associated with the purchase. The following figures are provided for guidance only: ### Property Transfer Tax (ITP – 7%) \*  $€225,000 \times 7\% = €15,750$  ### Notary Fees (approximately 0.3% – 0.5%) \* Minimum: **€675** \* Maximum: **€1,125** ### Land Registry Fees (approximately 0.1% – 0.3%) \* Minimum: **€225** \* Maximum: **€675** The amounts shown are indicative only and may vary depending on the specific circumstances of the transaction. **No real estate agency fees are payable by the buyer for the purchase of this property.**

**Расположение**

- ✓ Город
- ✓ Рядом с магазинами

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Хорошее

**ВИД**

- ✓ Город
- ✓ Улица

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**Категория**

- ✓ Инвестиции