Sales - Commercial - Marbella

800.000€











Ref.-ID: MIBGR3877753 **Marbella** **Commercial**

Community: 516 EUR / year **IBI: 1,800 EUR / year** **262 m2**

262 m² Freehold Commercial Premises in Marbella City Centre with Dual Glass Frontage on Ricardo Soriano Positioned in the heart of Marbella city centre, directly on Ricardo Soriano, these freehold commercial premises offer 262 m² of bright interior space with large glass frontage on two sides, creating a strong visual presence in one of the town’s most established commercial corridors. The unit is currently fitted out as a clothing store, with an open-plan layout that allows for immediate commercial use while also offering flexibility for a range of retail, showroom, office or hospitality-related concepts, subject to the relevant licences and permissions. The premises are presented in excellent condition and benefit from air conditioning, smoke extraction, a fully installed bathroom, double glazing, fibre optic connection and access suited to people with reduced mobility. For buyers seeking a central Marbella asset with high visibility, strong pedestrian relevance and long-term adaptability, this is a well-positioned commercial property in a location where availability of this scale remains genuinely limited.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ WiFi
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Not Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ With Planning Permission