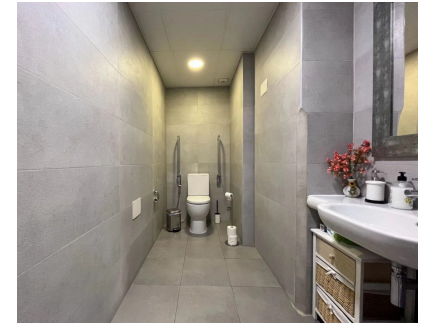
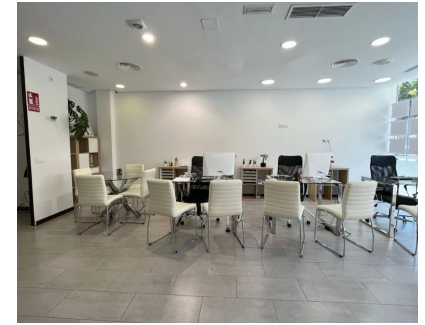


## Sales - Commercial - Marbella

### 2.690.000€



**Ref.-ID: MIBGR5293435**

**Marbella**

**Commercial**



**1**



**376 m2**

Situated on Marbella's main commercial artery, Avenida Ricardo Soriano, this commercial premises benefits from a prime central location in one of the city's most dynamic and established business areas. Surrounded by a wide range of shops, offices, banks, cafés, and professional services, the area enjoys constant foot traffic, excellent visibility, and outstanding accessibility, making it a highly attractive setting for both owner-occupiers and investors. The property is distributed over two levels and offers an approximate built area of 376 m<sup>2</sup>, with the actual usable space being slightly larger. At street level, the premises features two independent entrances, currently arranged as two separate commercial units, divided by a lightweight partition wall, while forming part of a single title deed. This configuration allows for flexible use, either as two independent spaces or combined into one large commercial unit. The lower floor is presently used as a meeting room and storage area, providing valuable support space for operational and administrative purposes. Thanks to its generous dimensions, practical layout, and excellent location, this property represents a versatile commercial opportunity in the heart of Marbella, with strong potential for long-term capital appreciation and rental demand. Key Features: - Prime commercial location on Avenida Ricardo Soriano - Approx. 376 m<sup>2</sup> built area (slightly more in practice) - Two street-level entrances - Configured as two commercial units under one title deed - Distributed over two levels - Lower floor with meeting room and storage area - Flexible layout for multiple business uses - Excellent visibility and strong foot traffic - Attractive investment and rental potential

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Close To Shops

- Condition**
- ✓ Excellent

- Features**
- ✓ Near Transport
  - ✓ Storage Room

- Utilities**
- ✓ Electricity

- Category**
- ✓ Investment
  - ✓ Resale