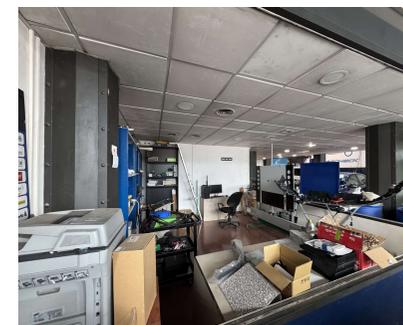


## Sales - Commercial - Marbella 2.200.000€



Ref.-ID: MIBGR5295859

Marbella

Commercial



2



530 m2

Spacious garage/commercial premises for sale in an excellent location, in one of the most sought-after areas of Marbella, very close to the Arco de Marbella. Situated in a highly frequented area, surrounded by bars, shops, and well-established businesses, ensuring great visibility and constant foot traffic. The property benefits from a stable, regular clientele and offers excellent accessibility, making it ideal both for investors and professionals looking for a versatile space in a strategic location. The premises are distributed over two floors: Main floor: 330 m<sup>2</sup> Upper floor: 200 m<sup>2</sup> It also includes two bathrooms, providing comfort and functionality for multiple uses. Optional extra: For an additional €330,000, an independent parking garage located nearby is available, including: 10 parking spaces 70 m<sup>2</sup> storage room A unique investment opportunity in an area with high commercial demand, excellent potential, and multiple business possibilities.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Town

**Condition**

- ✓ Good

**Features**

- ✓ Fitted Wardrobes

**Parking**

- ✓ Garage
- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Category**

- ✓ Investment