

**Sales - Commercial - Puerto Banús**  
**2.600.000€**



**Ref.-ID: MIBGR5306794**

**Puerto Banús**

**Commercial**



**1**



**504 m2**

Commercial premises of 504sqm in Centro Puerta de Banus, next to BMW /Porsche garage, Shell petrol station and Alzambra, with fantastic visibility from the road. Spread over two floors, with the ground floor at street level and a basement featuring a toilet/shower room. The high ceiling of 4.5 meters allows for the addition of a mezzanine if desired. Recently refurbished as an architect's office, the property boasts a modern appearance with a predominantly glass frontal facade. The property is rented out until October 2026 Sold with 2 parking spaces in the underground garage.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Commercial Area</li><li>✓ Close To Sea</li><li>✓ Close To Town</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Refurbished</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ More Than One</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>  |   |   |   |  |  |