Sales - Commercial - Marbella

499.000€











Ref.-ID: MIBGR5325103 **Marbella** **Commercial**

Community: 1,992 EUR / year **IBI: 1,364 EUR / year** **Rubbish: 130 EUR / year** **144 m2**

Office in the Heart of Marbella – Edificio Sabadell Office located in the very center of Marbella, in the prestigious Edificio Sabadell, next to Avenida Ricardo Soriano, the city’s main commercial, administrative, and service axis. The property offers 122 m² of built area and is situated on the first floor, in a corner position, providing excellent natural light and partial visibility towards the avenue. It features large glass windows overlooking Avenida Ricardo Soriano, allowing abundant natural light and offering a representative image ideal for professional activities. The space is currently used as a professional office, making it perfect for law firms, consulting companies, insurance agencies, clinics, advisory firms, or service-based businesses looking to establish themselves in one of the most sought-after locations in Marbella. The building includes an elevator, disabled access, and shared restrooms in the common areas, making it highly suitable for professional use. The main entrance is from Calle Juan Ramón Jiménez, a central area with strong business activity, surrounded by banks, notaries, shops, and all services in Marbella’s city center. Key Features • First floor • Corner office • Large glass windows overlooking Avenida Ricardo Soriano • Elevator • Accessible for people with reduced mobility • Restrooms in the building’s common areas • Strategic location in Marbella city center • Ideal for a professional office or corporate headquarters An excellent opportunity for companies or investors seeking a representative office in one of Marbella’s most recognized addresses.

Setting
- ✔ Commercial Area

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views

Features
- ✔ Lift
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing