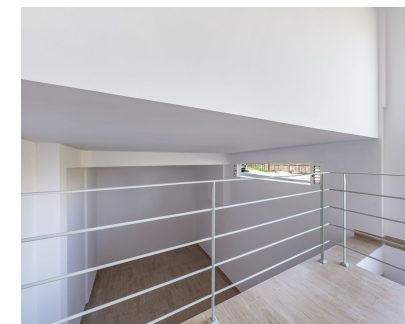


**Sales - Commercial - Cancelada**  
**275.000€**



**Ref.-ID: MIBGR5367991**

**Cancelada**

**Commercial**



**174 m2**

Commercial property investment opportunity in Cancelada, Costa del Sol Located in the peaceful and well-connected village of Cancelada on the Costa del Sol, this versatile commercial property presents an excellent opportunity for investors or businesses looking to establish themselves in a growing and highly desirable area between Marbella and Estepona. Set within the established residential complex Las Palmerasde, the property enjoys a north-east orientation, allowing for pleasant natural light throughout the morning hours while maintaining a comfortable working environment during the day. The premises are in good condition and are distributed over two functional levels. The ground floor offers a bright and welcoming main space, ideal for office use or client-facing activities, while the lower level provides a spacious basement area, perfect for storage, additional workspaces or meeting rooms. This practical layout ensures flexibility for a wide range of commercial uses. Ideally positioned within walking distance of local shops, restaurants, and everyday amenities, the property is also just a short walk from the beach. Major supermarkets such as Lidl and Mercadona are only a few minutes away and prestigious golf courses, including Villa Padierna, are within a 10-minute drive. A bus stop located directly opposite the building further enhances accessibility for staff and clients. This is a strategic location that combines the charm of a traditional Spanish village with strong connectivity to Marbella, Puerto Banús and Estepona. It offers an excellent balance between tranquillity and convenience, making it an ideal setting for a professional office, consultancy or boutique business. A solid investment opportunity in one of the most active and expanding areas of the Costa del Sol, with strong long-term potential.

**Setting**

- ✓ Commercial Area
- ✓ Village
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ North East
- ✓ East

**Security**

- ✓ Electric Blinds

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Parking**

- ✓ Street

**Views**

- ✓ Street

**Category**

- ✓ Investment
- ✓ Resale

**Features**

- ✓ Near Transport
- ✓ Basement

**Furniture**

- ✓ Not Furnished