Sales - Commercial - Marbella

460.000€

Ref.-ID: MIBGR5486398 **Marbella** **Commercial**

Community: 924 EUR / year **IBI: 1,436 EUR / year** **1** **234 m2**

Located right in the heart of Marbella, at Calle Virgen del Pilar No. 7, this magnificent commercial premises represents an excellent opportunity to set up a business in one of the town’s most established and attractive areas. The property has a total floor area of 243.20 m², spread over two levels, offering a particularly appealing combination of a ground floor with a strong commercial presence and a spacious basement. The ground floor, measuring 116.53 m², stands out in particular for its tasteful décor and elegant interior design. The premises previously housed a luxury shoe shop, and as such present a high-quality commercial image, with finishes and a layout designed to offer an exclusive customer experience. Currently, the ground floor features a spacious customer reception and display area, as well as a fitting room, an office area, a storage space and a toilet, creating a functional space that can be easily adapted to different retail concepts. The basement, measuring 126.67 m², is currently used as a storeroom and provides valuable additional space. It is a spacious and versatile area, offering a wide range of potential uses depending on the business activity carried out on the premises, providing a substantial auxiliary area without detracting from the retail space on the ground floor. The two-level layout allows for a clear separation between the retail and customer-facing areas and the back-office, storage, management and logistics areas – a feature that is particularly valuable for certain businesses. Thanks to its central location, floor area, layout and the excellent condition of the retail space, the property is particularly attractive to fashion brands, boutiques, interior design shops, showrooms, professional services, specialist retailers or any business requiring a prestigious location and a high-quality image in the centre of Marbella. A property with an excellent commercial presence, spacious areas and great potential for adaptation, situated in one of the most established locations in the centre of Marbella. In accordance with Decree 218/2005 of 11 October, which approves the Regulations on Consumer Information in the sale and letting of properties in Andalusia, the client is hereby informed that any applicable notary fees, registration fees and taxes (ITP or VAT + AJD) and other costs inherent to the sale are not included in the price

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Sea

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ Marble Flooring
- ✔ Basement

Furniture
- ✔ Fully Furnished

Security
- ✔ Electric Blinds

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment