Sales - Commercial - Benalmadena

1.249.000€

Ref.-ID: MIBGR5493370 **Benalmadena** **Commercial**

226 m2

Exclusive Office for Sale with Sea Views in Puerto Marina, Benalmádena We present a unique investment opportunity in the heart of the prestigious **Puerto Marina** area. Located on the first floor of the **“Pueblos Mediterráneos”** complex, this elegant office combines a prime location—just 50 meters from the beach—with magnificent, unobstructed views of the sea and the boats. With a total built area of **226 m2**—created by combining four separate units—this space stands out for its functional, versatile design and high-quality finishes. It is an ideal property for corporate firms, professional practices, or investors seeking a property with an exceptional location and multiple potential uses. ## Layout and Key Features * **Area:** 226 m2 built area, featuring an optimal open-plan layout. * **Location and Views:** First-floor exterior unit with stunning views of the marina and the sea. * **Workspaces and Reception:** Spacious client reception area, independent private offices with elegant glass partitions, and a comfortable lounge area with sofas. * **Common Areas:** Professional meeting room and a designated cafeteria/dining area. * **Comfort:** Central air conditioning system and wooden flooring that adds warmth and distinction. * **Orientation:** Southwest-facing, ensuring excellent natural light throughout much of the day. ## A Property with Multiple Potential Uses In addition to its current configuration as an office, the property offers **great versatility and potential for other uses**. Possibilities include developing a **commercial** activity or, where applicable, **proposing a change of use**—subject to current zoning regulations, building conditions, and the necessary administrative authorizations.

Condition
- ✔ Good Condition

Climate Control
- ✔ Central Heating

Views
- ✔ Sea Views

Features
- ✔ Private Terrace
- ✔ Wood Flooring

Furniture
- ✔ Fully Furnished

Utilities
- ✔ Drinkable Water