

# Long Term Rental - Commercial - Nueva Andalucía

## 4.500€ / Month



Ref.-ID: MIBGR4904959

Nueva Andalucía

Commercial

 95 m2

Located on a bustling roundabout in the heart of Nueva Andalucía, this commercial property offers exceptional visibility and exposure in one of the most vibrant and sought-after areas on Marbella. Surrounded by popular bars, restaurants, and boutique shops, the property benefits from high foot traffic and a prime position ideal for attracting both locals and tourists. Its modern, adaptable layout is perfect for retail, office, or hospitality use, with convenient parking nearby and easy access to Puerto Banús. This is a rare opportunity to secure a high-visibility location in a thriving area, ensuring maximum potential for your business.

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|--|---|--|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</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></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</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><li>✓ Storage Room</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>  |  |   |   |   |