Long Term Rental - Commercial - Nueva Andalucía

21.595€ / Month











Ref.-ID: MIBGR5386996 **Nueva Andalucía** **Commercial**

721 m2

Level -1 - Strategic Data Centre & IT Space & Fitness Centre in Nueva Andalucía Located within what is set to become the most luxurious and exclusive commercial building on the Costa del Sol, Level -1 offers a rare large-format commercial space of 617 m², specifically positioned for data centres, IT companies, technology operators, digital infrastructure providers, cybersecurity firms, cloud service companies, high-security corporate back-office operations & a fitness centre. Unlike a traditional office floor, this level is conceived for companies requiring space, privacy, technical capacity, operational discretion, and a prestigious Marbella address. Its scale and configuration make it particularly suitable for technology-driven businesses looking for a secure and adaptable base in one of Southern Spain's most dynamic commercial locations. The monthly rent is = □27,765 /month (OPEX & IVA including). This space offers the opportunity to create a high-performance technical environment within a landmark building that combines architectural prestige with business functionality. For IT operators, private server infrastructure, data management companies, fintech businesses, AI companies, cybersecurity firms, or digital service providers, Level -1 provides the flexibility to design a secure operational hub tailored to their technical requirements. The building's exclusive positioning in Nueva Andalucía further enhances its appeal. Companies benefit not only from a functional commercial space, but also from being part of a premium corporate destination designed to attract high-level international businesses. This level is especially suitable for: Data centres, IT companies, cybersecurity firms, cloud service providers, fintech companies, AI operators, software companies, digital infrastructure businesses, private server facilities, technical back-office operations, high-security corporate support functions and fitness centra. Level -1 represents a unique opportunity to secure a large, technically adaptable space within the future reference point for luxury commercial real estate on the Costa del Sol.

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

Condition
- ✔ New Construction

Features
- ✔ Lift

Garden
- ✔ Communal Garden

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Street Parking

Category
- ✔ Investment
- ✔ Luxury