



**Sales - Commercial - Marbella**  
**1.000.000€**

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**Ref.-ID: MIBGR5288491**

**Marbella**

**Commercial**

 **227 m2**

Prime Commercial Premises for Sale in Marbella – Exceptional Visibility & Investment Potential An outstanding opportunity to acquire a high-profile commercial property in one of Marbella's most strategic business locations, directly opposite Quirónsalud Marbella Hospital and surrounded by established businesses, including car showrooms and service companies. The premises offers 227 sqm of built space, currently distributed on one level, with the possibility to build a second level, allowing significant expansion and flexibility for future use. The building was constructed in 2001 and has been previously leased by a bank, highlighting its strong commercial appeal and suitability for corporate tenants. Thanks to its excellent visibility, easy access, and constant foot and vehicle traffic, this property is ideal for a wide range of businesses, including offices, medical or wellness clinics, showrooms, financial institutions, retail concepts, or professional services. Located in Marbella, one of the most dynamic commercial hubs on the Costa del Sol, this premises represents a solid investment with high rental and capital growth potential.

**Setting**  
 Commercial Area  
 Close To Shops  
 Close To Sea  
 Close To Town  
 Close To Schools

**Condition**  
 Fair

**Climate Control**  
 Air Conditioning

**Category**  
 Investment