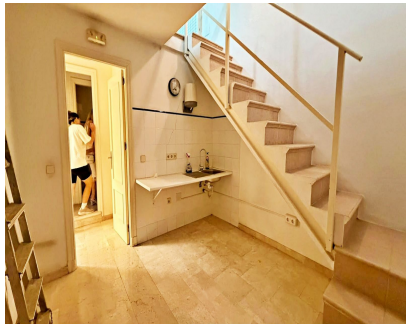
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Ref.-ID: MIBGR5499376 **Marbella** **Commercial**

214 m2

Prime Seafront Commercial Premises Situated just behind the seafront promenade, these exceptional commercial premises occupy a privileged position with direct sea views, excellent visibility and constant high pedestrian traffic. The street-level setting and impressive 30-metre shopfront create a prominent commercial presence with strong exposure. With 214 m² of built area, generous dimensions and sea views from within, the premises offer excellent layout potential for a wide variety of commercial activities. Their accessible street-level position, high visibility and included private parking space further enhance the practicality of this seafront setting. Important consideration: The premises do not have a smoke extraction system. Highlights : - Prime seafront position — Situated just behind the seafront promenade. - Sea views — Direct sea views and views from within the premises. - Built area — 214 m² of commercial space. - Street-level setting — Conveniently positioned at street level. - Shopfront — Impressive 30-metre frontage. - Visibility and footfall — Excellent visibility and constant high pedestrian traffic. - Layout potential — Generous dimensions suitable for a wide variety of commercial activities. - Parking — Private parking space included. - Smoke extraction — smoke extraction system installed.

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Marina
- ✔ Front Line Beach Complex

Category
- ✔ Beachfront
- ✔ Investment

Orientation
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Renovation Required
- ✔ Restoration Required

Views
- ✔ Sea Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ Utility Room
- ✔ Restaurant On Site
- ✔ Basement

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking