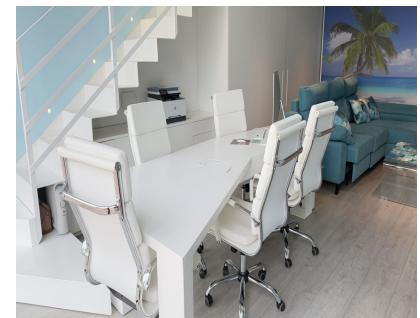




**Long Term Rental - Commercial - Nueva Andalucía**  
**1.700€ / Month**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



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**2**

**Nueva Andalucía**



**1**



**52 m<sup>2</sup>**

**Commercial**

OFFICE TRANSFER IN AZALEA BEACH, PRIME LOCATION NEAR PUERTO BANÚS An office traspaso is available in the exclusive Azalea Beach commercial center, one of the most sought-after areas near Puerto Banús, where available spaces are extremely rare. Office Features: ✓ Prime location with high foot and vehicle traffic ✓ Total area: 52 m<sup>2</sup> Ground floor: 33.58 m<sup>2</sup> Upper floor: 18.4 m<sup>2</sup> ✓ 1 bathroom ✓ Modern interior with a functional layout ✓ Ideal for various business activities Financial Details: Traspaso Price: €40,000 Rent: €1,700 + IVA + water and light bills Don't miss this unique opportunity to establish your business in Azalea Beach! Contact us for more details or to schedule a viewing.

**Setting**  
✓ Commercial Area  
✓ Close To Port  
✓ Close To Shops  
✓ Close To Schools

**Furniture**  
✓ Fully Furnished

**Orientation**  
✓ North

**Security**  
✓ Alarm System

**Condition**  
✓ Excellent

**Parking**  
✓ Street

**Climate Control**  
✓ Air Conditioning

**Views**  
✓ Mountain  
✓ Urban  
✓ Street

**Features**  
✓ Near Transport  
✓ WiFi  
✓ Fiber Optic