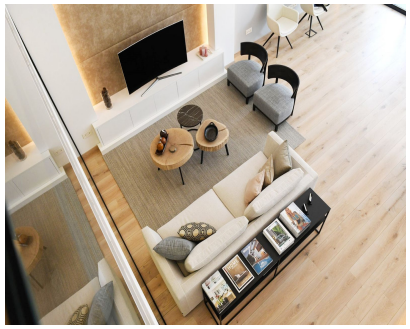
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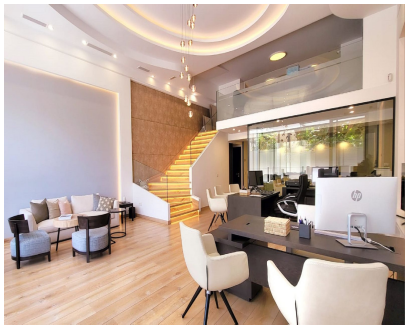
Long Term Rental - Commercial - Puerto Banús

7.200€ / Month

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Ref.-ID: MIBGR5003278 **Puerto Banús** **Commercial**

160 m2

OFFICE - COMMERCIAL PREMISES FOR RENT IN PUERTO BANÚS – NUEVA ANDALUCÍA (MARBELLA) This fully renovated office and commercial space for rent is located in the outdoor pedestrian area of Marina Banus Shopping Centre, between Puerto Banus Marina and El Corte Inglés. Its strategic location is a “must” area to be visited by residents and tourists surrounded by clothing shops, beauty salons, interior design shops, law firms, real estate offices, etc., which also offers excellent and confortable parking facilities just few meters away for the clients and the company staff. It is currently rented as an office and it will be available as of 1st February 2027. The premises have been completely renovated with new installations, high quality materials, and a contemporary luxury style, making it easier for high-level businesses to start operations immediately. It consists of a ground floor of 120m2 and a mezzanine of 40m2 for a total area of 160m2. It features a wide façade with a window of 7m and a high ceiling of 4.8m approx., giving a lot of natural light to the premises. It also comes with a meeting room, private office, 2 bathrooms, fully fitted kitchen with appliances and a small storage room. To save time and money to your business avoiding reforms, the entrance and a bathroom have been adapted for disable people and all the usable area counts with all the elements and extinguishers to comply with the fire protection and evacuation measurements required by Marbella Town Hall. Daikin VRV air conditioning (hot/cold) in all areas, an automatic exterior sunblind, automatic exterior shutter and Securitas – Verisure alarm system with cameras are also included. NOTE: The price for the monthly rental of this commercial space is 7.200 □ + VAT. Utility monthly costs for the consumption of water, electricity, Securitas – Verisure alarm and internet must be contracted and paid by the lessee. It will be available as of 1st February 2027. The minimum rental contract period is 2 years.

Setting
- ✔ Commercial Area
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Domotics

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Street Parking

Category
- ✔ Luxury