



**Long Term Rental - Commercial - San Pedro de Alcántara**  
**3.000€ / Month**


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**Ref.-ID: MIBGR5143288**

**San Pedro de Alcántara**

**Commercial**

 **110 m2**

Bright 88 m<sup>2</sup> ground floor commercial unit, with direct street access, located in the prestigious MARE residential complex, a modern development by Taylor Wimpey (2025). The space, square-shaped and completely open-plan, is highly versatile and offers direct access to the busy Avenida del Mediterráneo, one of the most promising and high-traffic areas of San Pedro Alcántara. The perfect location to ensure maximum visibility and constant customer flow. Its large shopfront windows provide abundant natural light, making it an ideal spot for businesses such as: Cafés, restaurants, or gastro bars Beauty salons, clinics, or wellness centers Boutiques, showrooms, or specialty shops Yoga or fitness studios, or educational centers Location advantages Prestigious area in expansion: over 1,500 high-end apartments in the immediate surroundings. Strategic location: just minutes from the seafront promenade, schools, supermarkets, and public parking. Versatile and bright space: square layout makes interior design and distribution easy. High pedestrian flow: heavy foot traffic and excellent public transport connections along Avenida del Mediterráneo. A unique opportunity for entrepreneurs and investors looking to establish their business in one of Marbella's fastest-growing and most in-demand areas.

**Orientation**

✓ South

**Condition**

✓ Excellent

✓ New Construction

**Pool**

✓ Communal

**Garden**

✓ Communal