MIBGROUP.ES

## Long Term Rental - Commercial - Cancelada

## 2.350€ / Month

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**Ref.-ID: MIBGR5367991** **Cancelada** **Commercial**

**174 m2**

Commercial property investment opportunity in Cancelada, Costa del Sol with a long term tenant - 7% ROI Located in the peaceful and well-connected village of Cancelada on the Costa del Sol, this versatile commercial property presents an excellent opportunity for investors or businesses looking to establish themselves in a growing and highly desirable area between Marbella and Estepona. Set within the established residential complex Las Palmerasde, the property enjoys a north-east orientation, allowing for pleasant natural light throughout the morning hours while maintaining a comfortable working environment during the day. The premises are in good condition and are distributed over two functional levels. The ground floor offers a bright and welcoming main space, ideal for office use or client-facing activities, while the lower level provides a spacious basement area, perfect for storage, additional workspaces or meeting rooms. This practical layout ensures flexibility for a wide range of commercial uses. Ideally positioned within walking distance of local shops, restaurants, and everyday amenities, the property is also just a short walk from the beach. Major supermarkets such as Lidl and Mercadona are only a few minutes away and prestigious golf courses, including Villa Padierna, are within a 10-minute drive. A bus stop located directly opposite the building further enhances accessibility for staff and clients. This is a strategic location that combines the charm of a traditional Spanish village with strong connectivity to Marbella, Puerto Banús and Estepona. It offers an excellent balance between tranquillity and convenience, making it an ideal setting for a professional office, consultancy or boutique business. A solid investment opportunity in one of the most active and expanding areas of the Costa del Sol.

**Setting**
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town

**Orientation**
- ✔ North East Orientation
- ✔ East Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Views**
- ✔ Street Views

**Features**
- ✔ Near Transport
- ✔ Basement

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Electric Blinds

**Parking**
- ✔ Street Parking

**Category**
- ✔ Investment
- ✔ Resale