MIBGROUP.ES

## Long Term Rental - Commercial - Nueva Andalucía

## 6.500€ / Month

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











**Ref.-ID: MIBGR5507251** **Nueva Andalucía** **Commercial**

**220 m2**

COMMERCIAL PREMISES IN A BRAND-NEW RESIDENTIAL DEVELOPMENT — NUEVA ANDALUCÍA Commercial premises located within the newly completed Terrazas de Guadaiza residential development, in one of Marbella’s most sought-after and dynamic areas — Nueva Andalucía. AVAILABLE BOTH FOR SALE AND LONG-TERM RENT. An excellent opportunity to establish your own business or secure an investment in a growing area of Nueva Andalucía. The new residential development provides a modern environment with an expanding community of residents, while the well-established infrastructure of the surrounding area offers strong commercial potential. Location is one of the property’s key advantages. Numerous residential developments, supermarkets, cafés, restaurants, schools and everyday services are located nearby. Excellent road connections provide quick access to Puerto Banús, San Pedro de Alcántara, Marbella town centre and the main routes along the Costa del Sol. Key features: * Brand-new residential development * Prime Nueva Andalucía location * Established residential area with strong potential * Excellent accessibility and transport connections * Just minutes from Puerto Banús and San Pedro de Alcántara * Suitable for a variety of commercial activities * Attractive opportunity for both owner-occupiers and investors * Available for sale and long-term rent AVAILABLE FOR VIEWINGS. A compelling commercial opportunity within a modern new development, positioned in one of Marbella’s most desirable and fast-developing areas.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ North East Orientation
- ✔ South West Orientation

**Condition**
- ✔ New Construction

**Category**
- ✔ Investment