MIBGROUP.ES

Long Term Rental - Commercial - Nueva Andalucía

3.900€ / Month

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











Ref.-ID: MIBGR5523439 **Nueva Andalucía** **Commercial**

181 m2

Looking for the ideal location to launch your next business in Marbella? Opportunities like this don’t come around every day. This commercial space for rent combines a strategic location, excellent visibility and strong business potential — three key ingredients for a successful start. Situated on the ground floor of the newly built Aires de Guadaiza residential complex, this property is located in La Campana, Nueva Andalucía, a well-established and vibrant neighbourhood with a strong residential community. The premises offer 181 m² of total built area and 170 m² of usable space. Delivered as a blank canvas, the open-plan layout allows you to design and customise the interior to suit your business concept. A smoke extraction system is already in place, making the property particularly attractive for restaurant, café or food-related businesses. Two windows provide natural light and overlook a landscaped pedestrian street, just a few metres from a busy main road with high traffic flow. The recent opening of an Eroski City supermarket nearby brings additional footfall and creates an excellent opportunity for complementary businesses to benefit from the area’s growing activity. With a large permanent residential population and well-developed local amenities, the location is ideal for a wide range of concepts, including cafés, bakeries, takeaway food outlets, laundrettes, hair salons, beauty studios, yoga or Pilates studios, speciality shops and many other business ventures. Key Rental Terms Special rental rate: 3,900 per month Security deposit: Two months Rent-free period: Four months Lease term: 10 years, with annual rent adjustments linked to the Consumer Price Index (CPI) Condition: Unfinished, ready to be fitted out to your specifications If you’re ready to launch your business and are looking for a commercial property with genuine potential in Marbella, this could be the opportunity you’ve been waiting for. Contact us today to find out more or arrange a viewing. We’ll be delighted to help you take the next step towards bringing your business vision to life.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ North Facing

Features
- ✔ Near Transport
- ✔ Near Mosque

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Not Fitted Kitchen

Parking
- ✔ Street Parking