Sales - Commercial - Marbella

205.000€

Marbella **Commercial**

IBI: 190 EUR / year

 **1**  **50 m2**

Investment Opportunity in Marbella – Two Combined Commercial Premises with Multiple Possibilities Two adjoining commercial premises are offered for sale in the well-established Divina Pastora neighborhood, one of Marbella's most traditional residential areas. Located just a few minutes from the city center and surrounded by all essential amenities, this area benefits from a strong local community, excellent services, and ongoing commercial activity. The property offers a spacious and versatile layout thanks to the combination of both units, providing a wide range of possibilities to suit different projects and investment strategies. It is ideal both for operating a business and for investors seeking an asset with strong rental and capital appreciation potential. In addition, there is the possibility of exploring a change of use to residential accommodation or the creation of several residential units, subject to obtaining the relevant planning permissions, licenses, and approvals from the competent authorities. ## Key Features * Excellent location close to Marbella town center. * Area with strong residential and commercial demand. * Flexible layout with multiple distribution and development possibilities. * Ideal for investment purposes or income generation. * Potential conversion to residential use, subject to planning regulations and municipal approval. ## Taxes and Purchase Costs The asking price is **□225,000**. The advertised price does not include taxes or costs associated with the purchase. The following figures are provided for guidance only: ### Property Transfer Tax (ITP – 7%) * □225,000 × 7% = **□15,750** ### Notary Fees (approximately 0.3% – 0.5%) * Minimum: **□675** * Maximum: **□1,125** ### Land Registry Fees (approximately 0.1% – 0.3%) * Minimum: **□225** * Maximum: **□675** The amounts shown are indicative only and may vary depending on the specific circumstances of the transaction. **No real estate agency fees are payable by the buyer for the purchase of this property.**

Setting
- ✔ Town
- ✔ Close To Shops

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Views
- ✔ Urban Views
- ✔ Street Views

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment






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