

## Long Term Rental - Commercial - Nueva Andalucía

# 21.595€ / Month

Nueva Andalucía

Commercial



721 m2

Level -1 - Strategic Data Centre & IT Space & Fitness Centre in Nueva Andalucía Located within what is set to become the most luxurious and exclusive commercial building on the Costa del Sol, Level -1 offers a rare large-format commercial space of 617 m<sup>2</sup>, specifically positioned for data centres, IT companies, technology operators, digital infrastructure providers, cybersecurity firms, cloud service companies, high-security corporate back-office operations & a fitness centre. Unlike a traditional office floor, this level is conceived for companies requiring space, privacy, technical capacity, operational discretion, and a prestigious Marbella address. Its scale and configuration make it particularly suitable for technology-driven businesses looking for a secure and adaptable base in one of Southern Spain's most dynamic commercial locations. The monthly rent is = €27,765 /month (OPEX & IVA including). This space offers the opportunity to create a high-performance technical environment within a landmark building that combines architectural prestige with business functionality. For IT operators, private server infrastructure, data management companies, fintech businesses, AI companies, cybersecurity firms, or digital service providers, Level -1 provides the flexibility to design a secure operational hub tailored to their technical requirements. The building's exclusive positioning in Nueva Andalucía further enhances its appeal. Companies benefit not only from a functional commercial space, but also from being part of a premium corporate destination designed to attract high-level international businesses. This level is especially suitable for: Data centres, IT companies, cybersecurity firms, cloud service providers, fintech companies, AI operators, software companies, digital infrastructure businesses, private server facilities, technical back-office operations, high-security corporate support functions and fitness centra. Level -1 represents a unique opportunity to secure a large, technically adaptable space within the future reference point for luxury commercial real estate on the Costa del Sol.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Town

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Street

### Condition

- ✓ New Construction

### Category

- ✓ Investment
- ✓ Luxury

### Features

- ✓ Lift

### Garden

- ✓ Communal

























































































