## Long Term Rental - Commercial - Guadalmina Alta

# 1.400€ / Month

**Guadalmina Alta** **Commercial**

 **90 m2**

An excellent opportunity to establish your business in the well-known Guadalmina Commercial Centre, one of the most established commercial and professional locations in the Marbella area. This spacious, well-presented duplex office offers a total floor area of 78 m², distributed over two levels, combining an attractive open-plan working environment with a private meeting room and essential office facilities. Situated on the first floor of the commercial centre, the premises are particularly suitable for professional services, estate agencies, consultancy firms, legal and financial businesses, or companies seeking an established commercial address with convenient access for clients and employees. The office The main office level extends to approximately 56 m² and offers a bright, spacious working environment with a contemporary finish. Predominantly white walls and ceilings, recessed lighting and attractive wooden flooring create a clean, professional atmosphere. The generous open-plan layout provides ample space for multiple workstations, while a comfortable reception and client waiting area can be arranged towards the front of the premises. As illustrated in the photograph, the main office can accommodate several desks and meeting areas without compromising the feeling of space. The existing arrangement demonstrates how the premises can combine day-to-day business operations with a welcoming environment for visiting clients. A kitchenette is conveniently positioned towards the rear of the main office, providing a practical facility for staff refreshments. Close to the entrance, an internal spiral staircase leads to the upper mezzanine level, which provides an additional 22 m². This level incorporates a private meeting room, ideal for confidential client consultations, management meetings or presentations, together with separate ladies' and gentlemen's toilet facilities. The division between the two floors provides an excellent balance of open-plan workspace and private accommodation, allowing businesses to separate their everyday operations from more confidential meetings. Guadalmina Commercial Centre The property is located within Centro Comercial Guadalmina, a long-established commercial destination serving Guadalmina Alta, Guadalmina Baja, San Pedro de Alcántara and the surrounding residential communities. Unlike a conventional enclosed shopping mall, Guadalmina Commercial Centre comprises several interconnected commercial buildings with a mixture of retail premises, restaurants, cafés and professional offices. It is an established destination for local residents, international homeowners and businesses operating throughout the western Costa del Sol. The centre offers a broad selection of everyday facilities and professional services, including supermarkets, banks, a pharmacy, bakeries, cafés, restaurants, hairdressers, beauty salons, specialist food retailers and home furnishing businesses. Its upper-floor premises accommodate a wide variety of professional practices, including estate agencies, medical and dental services, lawyers, accountants, architects, insurance brokers and other commercial enterprises. This diverse commercial environment makes Guadalmina an attractive location for businesses wishing to establish themselves alongside other professionals while benefiting from the centre's regular visitors and surrounding residential population. The selection of restaurants, coffee shops and other amenities is particularly convenient for employees and clients, providing plenty of options for informal business meetings, lunch appointments and everyday requirements without having to leave the complex. Parking areas are available around the commercial centre, providing convenient access for visiting clients and staff, although availability can vary during busy periods.

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

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Partially Fitted Kitchen

**Security**
- ✔ Alarm System

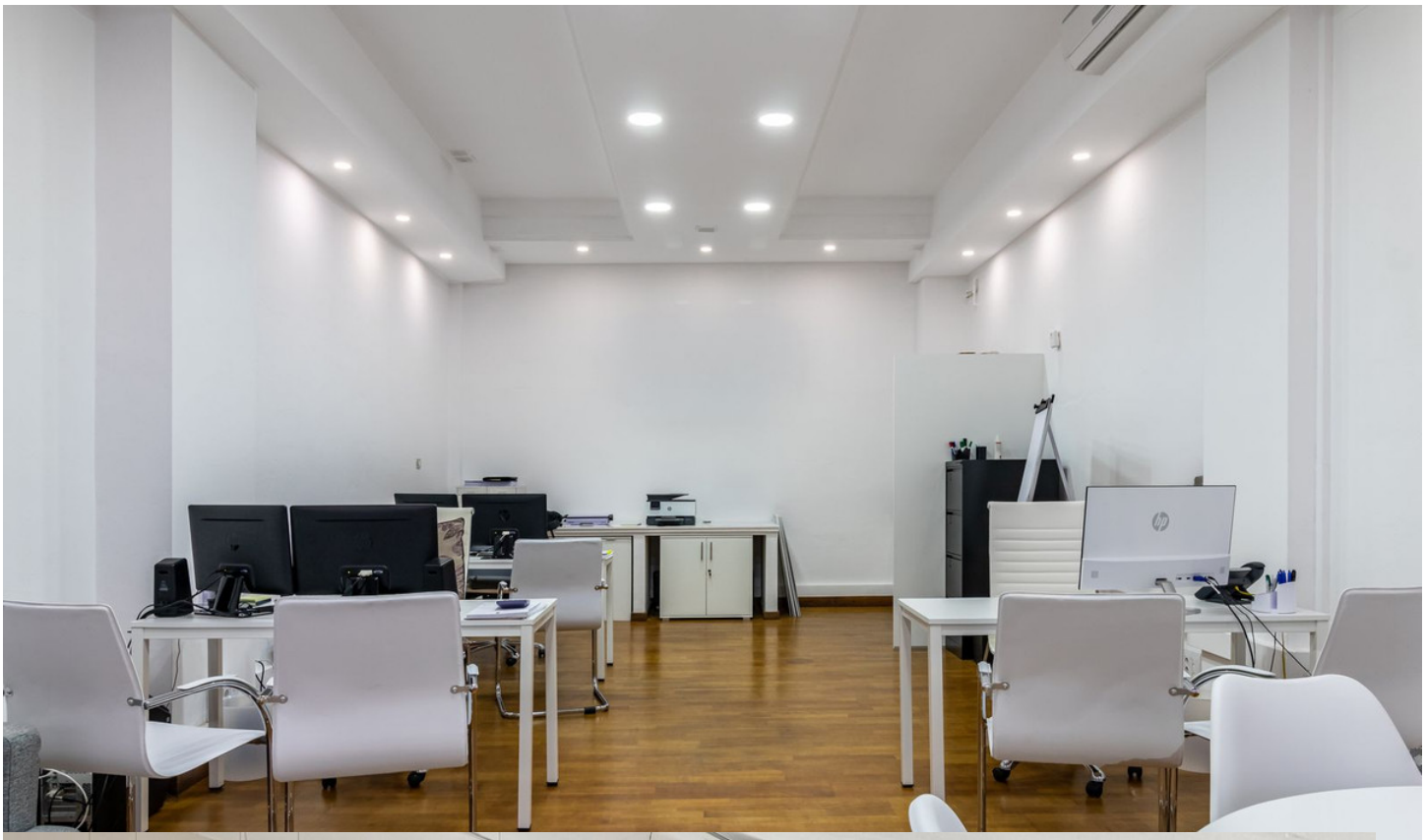
**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

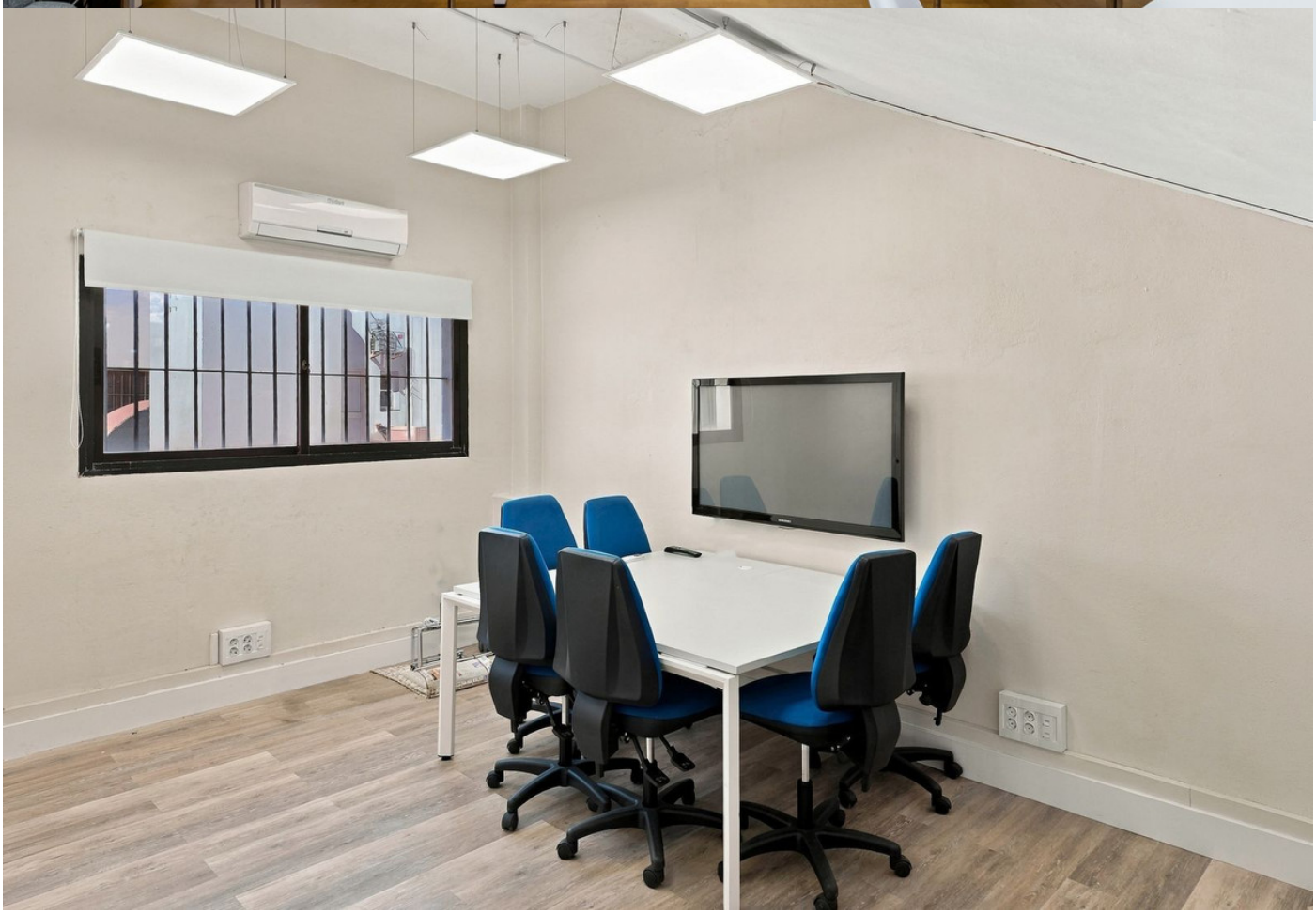

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