



**Sales - Commercial - Fuengirola**  
**137.300€**

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**Ref.-ID: MIBGR5251285**

**Fuengirola**

**Commercial**

**Community: 420 EUR / year**

**IBI: 286 EUR / year**



Exclusive Fourth-Floor Office in Fuengirola Center – Unbeatable Location! Price: [Insert Price Here] Key Highlights: Prime Location: Fourth-floor office situated in the absolute center of Fuengirola, perfect for establishing or expanding your business. Strategic Connection: Just one minute from the Portillo Bus Station and two minutes from the Train Station (Cercanías commuter rail). Maximum accessibility for clients and employees. Proximity to the Port: Only a 3-minute walk to the Fuengirola Sports Port (Puerto Deportivo), ideal for business meetings or enjoying a break. Property Features: This office, currently operating as a successful consultancy, offers a functional space that is completely ready to move into. Total Comfort: Equipped with Air Conditioning to maintain a perfect climate throughout the year. Modern Bathroom: Features a recently renovated bathroom that includes a shower tray, an uncommon value-add for offices. Natural Light: Enjoy the Afternoon Sun, ensuring excellent natural lighting and a pleasant working environment late in the day. Ideal for: Consultancies, law firms, clinics, agencies, or any professional activity requiring a central image and high foot traffic. A unique opportunity to invest in the nerve center of Fuengirola with every amenity at your fingertips!

**Setting**

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

**Views**

- ✓ Urban

**Orientation**

- ✓ North West

**Features**

- ✓ Lift

**Condition**

- ✓ Excellent

**Furniture**

- ✓ Part Furnished

**Climate Control**

- ✓ Air Conditioning















