

**Ref.-ID: MIBGR5461690**

**Málaga**

**Commercial**



**1**



**150 m2**

???? A Unique Opportunity for Your Business in a Strategic Location in Málaga! Corner Commercial Space | Calle Cuarteles Spacious and versatile commercial space for rent located in the Perchel Sur area / Downtown Málaga, with excellent visibility and accessibility. Key Features Area: 150 m<sup>2</sup>. Location: Ground floor facing Calle Cuarteles (No. 38), on the corner of Calle Plaza de Toros Vieja. Layout: Open-concept space, highly adaptable to any layout or commercial need. Direct access from the street. Property Highlights Strategic Location: Situated on a main thoroughfare with heavy pedestrian and vehicular traffic, just steps away from the María Zambrano train station and the historic center. High visibility: Its corner location and wide facade provide excellent commercial exposure and natural light. Versatility: As an open-concept space, it can be adapted to various types of businesses (offices, retail, branch offices, services, etc.). ???? Interested in scheduling a tour or receiving more details? Get in touch to schedule an appointment. Community fees are not included in the price and will be paid by the landlord. Individual utility charges (water, electricity, gas): These depend on consumption and will be paid by the tenant (Art. 20.3 LAU). Legal security deposit: One month's rent (Art. 36.1 LAU). Optional additional security deposit: One month's rent (Art. 36.5 LAU, maximum of two months' rent). Real estate agency fees and contract formalization costs are the responsibility of the landlord (Art. 20.1 LAU). In Andalusia, there is an exemption for leases of primary residences under Art. 33.2.24 of Law 5/2021 on Assigned Taxes with regard to the Property Transfer Tax (ITP). This information is for guidance only and is provided in accordance with Art. 20.1.c) of the TRLGDCU. VGC

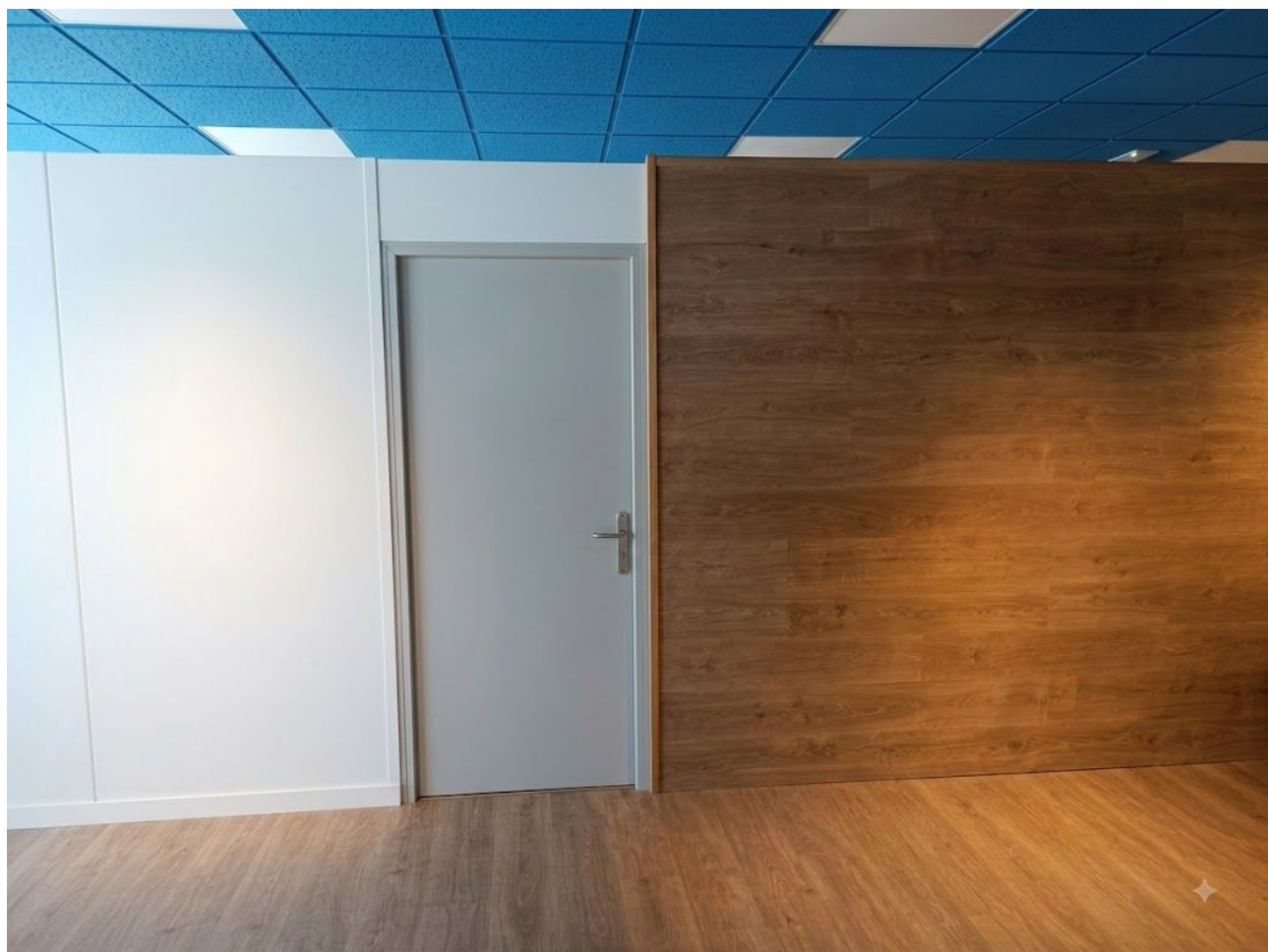


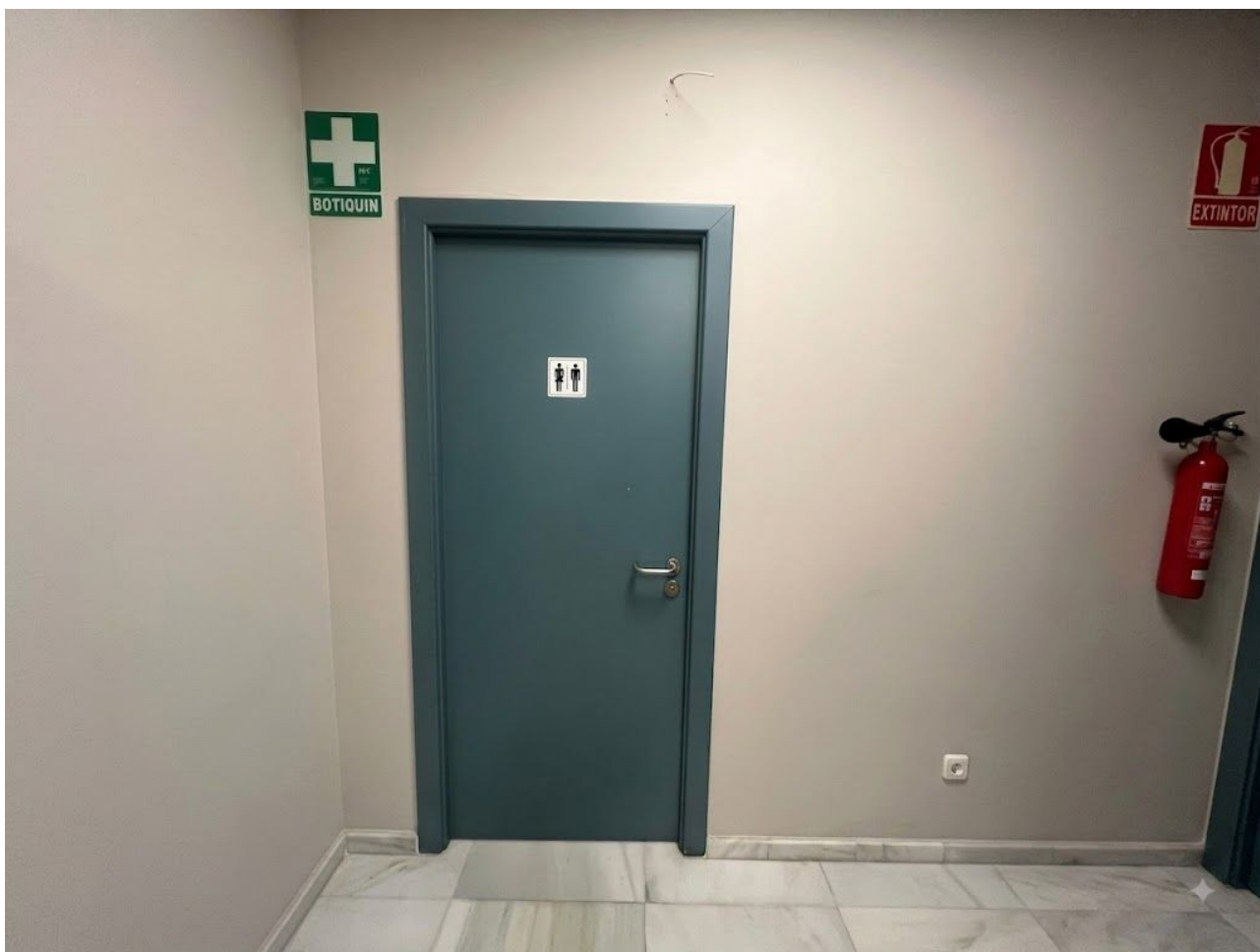


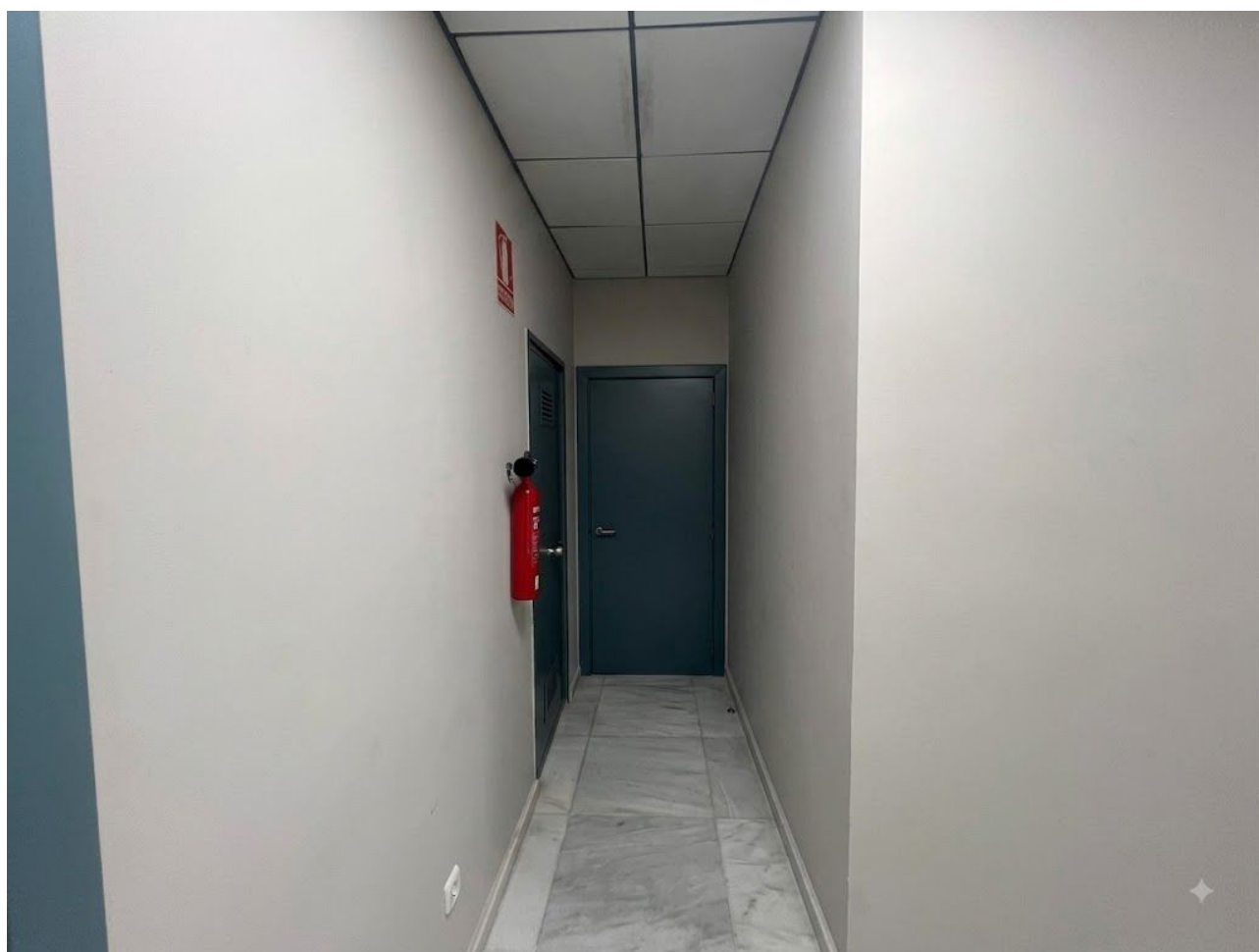


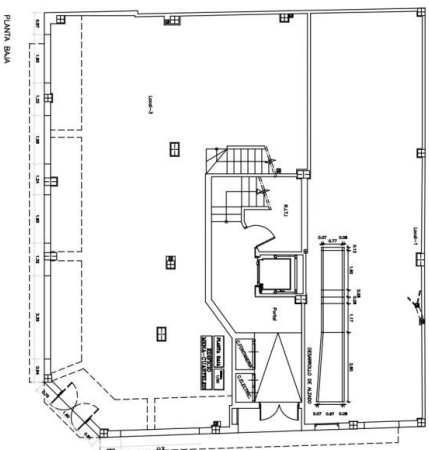












|                            |                 |
|----------------------------|-----------------|
| PLANTA BAJA                | ESCALA<br>1/100 |
| EDIFICIO<br>MENA-CUARTELES |                 |