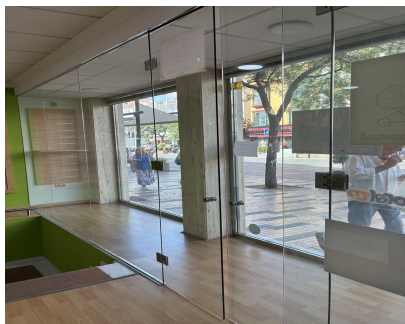


**Продажа - Коммерческая - Marbella**  
**1.500.000€**

**www.mibgroup.es**  
**+34 661 89 71 88**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5479429**

**Marbella**

**Коммерческая**

**Коммунальные: 1,920 EUR / год**

**ИБИ: 804 EUR / год**

**Мусор: 120 EUR / год**



**1**



**383 m2**

□ NEW LISTING | PRIME COMMERCIAL PROPERTY IN THE HEART OF MARBELLA □ Central Marbella 382 m² | Two Floors □1,500,000 A truly exceptional commercial opportunity in one of Marbella’s most sought-after locations. Brand new to the market, this impressive 382 m² commercial property offers an outstanding combination of scale, versatility and premium facilities, distributed across two spacious floors and designed to accommodate a wide range of prestigious business concepts. The property benefits from a dedicated cargo lift, providing seamless movement between floors, alongside multiple storage areas, including one exceptionally large room offering substantial capacity. A separate, fully fitted office space provides a professional working environment, complemented by an integrated camera/security system throughout the property for enhanced peace of mind. Additional facilities include a private shower and toilet, adding further convenience and functionality. KEY FEATURES ■ 382 m² of commercial space ■ Two floors ■ Cargo lift ■ Multiple storage rooms ■ One exceptionally large storage area ■ Separate fully fitted office ■ Integrated camera/security system ■ Shower & toilet facilities ■ Prime central Marbella location ■ Brand new to the market Whether acquired for investment, business headquarters, showroom, storage, retail or another high-end commercial concept, this substantial property represents a rare opportunity to secure significant commercial space in the centre of Marbella.

|                                                                                                          |                                            |                                |                                                                                                              |                                  |                                                                                 |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------|
| <b>Расположение</b><br>✓ Пригородная<br>✓ Коммерческая зона<br>✓ Рядом с магазинами<br>✓ Рядом с городом | <b>ОРИЕНТАЦИЯ</b><br>✓ Запад               | <b>Состояние</b><br>✓ Отличное | <b>Климат-контроль</b><br>✓ Кондиционер<br>✓ Кондиционер холодного воздуха<br>✓ Кондиционер горячего воздуха | <b>ВИД</b><br>✓ Город<br>✓ Улица | <b>Особенности</b><br>✓ Лифт<br>✓ Рядом с транспортом<br>✓ Кладовка<br>✓ Подвал |
| <b>Мебель</b><br>✓ Полностью меблированный                                                               | <b>меры безопасности</b><br>✓ Сигнализация | <b>Парковка</b><br>✓ Улица     | <b>Категория</b><br>✓ Инвестиции                                                                             |                                  |                                                                                 |