

**Ref.-ID: MIBGR5324260**

**Marbella**

**Коммерческая**

**Коммунальные: 3,000 EUR / год**

**ИБИ: 1,750 EUR / год**

**Мусор: 185 EUR / год**



Commercial or office space located on the ground floor of the building, on the Marbella seafront promenade in the heart of the city. There is also the option to adapt the space to create up to nine small, independent apartments, ideal for tourist rentals. The property has a usable area of 343 m<sup>2</sup> and occupies almost the entire main floor of the building. All rooms feature large windows facing the seafront promenade with direct sea views, and south, east, and west orientations ensure abundant natural light throughout the day. Currently, the property is divided into seven independent offices, as well as a spacious entrance hall with a reception area. Adjacent to this space is a large meeting room with two outdoor terraces overlooking the sea. There is also a small room currently used as a staff kitchen and four bathrooms conveniently located throughout the office. The building offers a concierge and reception service available 24/7, including evening hours. Due to its characteristics and location, this space is particularly suitable for professional offices such as law firms, consultancies, insurance companies, medical practices, dental clinics, and others. In general, it is an excellent option for any business requiring ample space, a well-designed layout, and a prime location in the heart of Marbella.

**Расположение**

- ✓ Первая линия пляжа
- ✓ Рядом с портом
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Передняя линия комплекс

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Приватная терраса

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Отличное

**ВИД**

- ✓ Море

**Категория**

- ✓ Инвестиции
- ✓ Перепродажа







