



SV9  
Reference

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## Marbella - Commercial property



125

Area (m<sup>2</sup>)



90

Land Area (m<sup>2</sup>)

440 000 €

(EUR €)

### Commercial property for sale in Marbella

Prime beachfront commercial premises in Marbella's bustling area, offering unmatched convenience near the sea, town, schools, and marina. Southeast and south orientation ensures ample natural light and stunning views. Excellent condition with covered terrace, perfect for beachfront cafes, restaurants, shops, or recreational facilities. Don't miss this vibrant investment opportunity in Marbella's attractive beachside setting.

Negotiable price! Light 15 kBT, IBI 1,044 euros per year, community fee 76 euros per quarter.

It is in the name of a company. Renting similar properties in this area costs 2,500 - 3,000 euros per month.

Local is 95 square meters. There is the possibility of making an outdoor terrace, because the entrance is on the pedestrian street.

For more information, please, do not hesitate to contact us.

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Marbella, Malaga, Spain, 29660

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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## Property Features

- Dishwashing machine
- Equipped kitchen
- Views: Sea views, Mountain views, Marina view
- Solar orientation: South, East
- Air conditioning
- Proximity: Shopping, Restaurants, City, Public Transport
- Walking distance to beach
- Rental licence

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