



## Commercial Premises for sale in Marbella, Marbella

**1,350,000 €**

Reference: R5324260 Bedrooms: 5 Bathrooms: 3 Build Size: 345m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## Costa del Sol, Marbella

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.



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## Features:

### Features

Covered Terrace

Lift

Private Terrace

### Setting

Close To Port

Close To Sea

Close To Town

Close To Schools

Beachfront

Front Line Beach Complex

### Orientation

South

### Condition

Excellent

### Views

Sea

### Category

Investment

Resale