

**Long Term Rental - Commercial - Puerto Banús**  
**3.000€ / Month**



**Ref.-ID: MIBGR4871194**

**Puerto Banús**

**Commercial**



**1**



**130 m2**

Situated in the prestigious gated community of Playas del Duque, beachside, in the heart of Puerto Banus. This commercial premises is a ground floor unit and offers an excellent opportunity for businesses seeking an enviable address. Boasting a substantial built space of 130m2 built, plus 20m2 of private terrace, the property presents an ideal setting highly suited for office purposes or similar commercial endeavours. The interior of the property is meticulously designed, providing a single, well-appointed bathroom to meet the needs of staff and clientele alike. The layout is open and flexible, allowing for customisation to accommodate a variety of office configurations. The property's design facilitates functional workspaces while maintaining a sense of elegance and professionalism throughout. The private terrace offers the perfect blend of utility and leisure, providing a delightful area for informal meetings, relaxation breaks or simply enjoying the Mediterranean climate. The terrace also enhances the property's charm, making it a desirable feature that complements the internal office environment. Located in one of Marbella's most sought-after areas, this property not only benefits from being part of the iconic Puerto Banus atmosphere but also offers proximity to a plethora of local amenities, including shops, restaurants, and picturesque waterfronts. Its strategic location ensures excellent foot traffic and accessibility, making it a compelling choice for businesses seeking a high-profile presence on the Costa del Sol.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Security**

- ✓ Entry Phone
- ✓ 24 Hour Security

**Orientation**

- ✓ South

**Condition**

- ✓ Good

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Urban

**Features**

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Double Glazing