



**Ref.-ID: MIBGR3877753**

**Marbella**

**Commercial**

**Community: 516 EUR / year**

**IBI: 1,800 EUR / year**



**262 m2**

GREAT OPPORTUNITY TO OWN A VERY LARGE BUSINESS PLACE IN THE HEART OF MARBELLA CITY CENTER!! This is a very large and bright FREEHOLD business premises in an excellent location, right in the center of Marbella city, close to all shops and amenities, tax and bus stops. With large glass facades on two sides facing Ricardo Soriano, Marbella's main avenue. Ideal for those looking for an excellent opportunity to generate high income in one of the highest demand areas in the entire Costa del Sol. The local also offers air conditioning, smoke vents, a fully installed as a clothing store and a complete bathroom. It have a great potential also for offices, coffe shop, restaurant or even divide it for many options.. In additional possibility to have a garage on the building right next door...

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

**Furniture**

- ✓ Optional

**Orientation**

- ✓ South

**Kitchen**

- ✓ Not Fitted

**Condition**

- ✓ Excellent

**Security**

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Parking**

- ✓ Street

**Views**

- ✓ Urban
- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission