

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

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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 130m<sup>2</sup> built, plus 20m<sup>2</sup> 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.

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|---|--|---|---|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Urban</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Double Glazing</li></ul> |
| <b>Security</b> <ul style="list-style-type: none"><li>✓ Entry Phone</li><li>✓ 24 Hour Security</li></ul>  |  |   |   |  |   |