

## Sales - Commercial - Puerto Banús

# 1.400.000€

**Puerto Banús**

**Commercial**



Commercial premises of 504sqm in Centro Puerta de Banus, next to BMW /Porsche garage, Shell petrol station and Alzambra, with fantastic visibility from the road. Spread over two floors, with the ground floor at street level and a basement featuring a toilet/shower room. The high ceiling of 4.5 meters allows for the addition of a mezzanine if desired. Recently refurbished as an architect's office, the property boasts a modern appearance with a predominantly glass frontal facade. The property is rented out until 2027 and therefore offers a 5% guaranteed rental return for another 4 years. Sold with 2 parking spaces in the underground garage.

### Setting

- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Close To Town

### Features

- ✓ Near Transport

### Orientation

- ✓ West

### Parking

- ✓ Underground
- ✓ More Than One

### Condition

- ✓ Excellent
- ✓ Recently Refurbished

### Utilities

- ✓ Electricity

### Views

- ✓ Street

