



Ref.-ID: MIBGR4871194

Puerto Banús

Коммерческая



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.

**Расположение**

- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

**меры безопасности**

- ✓ Домофон
- ✓ Охрана 24 часа

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Хорошее

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Город

**Особенности**

- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Двойные стеклопакеты