



## Business for sale in Nueva Andalucía, Marbella

1 600 000 €

Référence: R4421545 Chambres: 10 Bain: 2 Construite: 273m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Unique Opportunity for Commercial Premises in Nueva Andalucía, Marbella Spacious commercial premises of 273 m<sup>2</sup> for sale, located at street level in one of the most exclusive and high traffic areas of Marbella. This property is located in the heart of Nueva Andalucía, a busy area that connects to the luxurious golf courses and residential areas of the area. The premises consist of three independent commercial units that have been unified into one open plan ground floor space, offering great flexibility to adapt to any type of business, from shops, offices, to clinics or restaurants. Main features: 273 m<sup>2</sup> of commercial space on the ground floor Great visibility and exposure due to its street level location Possibility to redistribute the space according to business needs Currently in operation as a clinic with various specialities Large public parking area in the immediate vicinity High demand and high traffic area, ideal for attracting local and tourist customers This is an excellent opportunity to acquire a large premises, all on one level, in one of the most prestigious areas with the highest commercial potential in Marbella. Don't miss the opportunity to invest in this unique space and grow your business in a privileged location!

## Spécification:

Caractéristiques	Orientation	Climatisation
Sol en marbre	Nord-Ouest	Climatisation
Double vitrage		
Fibre optique		
Vues	Paramètre	Condition
Rue	Zone commerciale	Excellent
	Près du golf	
	Près de la mer	
	Proche des magasins	
	Près de la ville	
	Près des écoles	
	Près de Marina	
Meubles	Cuisine	Sécurité
Entièrement meublé	Partiellement ajusté	Stores électriques
Parking	Services publics	
Private	Électricité	
Rue	Eau potable	
	Téléphone	