



## Office for sale in Marbella, Marbella

2,450,000 €

Reference: R5186053 Bedrooms: 10 Bathrooms: 3 Build Size: 366m<sup>2</sup>





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## Costa del Sol, Marbella

For sale or rent, we present this magnificent ground-floor commercial premises, perfectly located in one of the busiest and most sought-after areas in the heart of Marbella. Its corner position, with multiple direct street entrances and outstanding visibility, makes it a unique opportunity for a wide range of businesses looking for a prime location. The property offers over 350 m<sup>2</sup> currently distributed into 10 spacious offices, a large meeting room, a reception area with waiting room, restrooms for clients and staff, as well as a small kitchenette. Thanks to its flexible layout and multiple access points, the space can be easily adapted to meet the specific needs of different professional activities. The surrounding area benefits from high pedestrian and vehicle traffic, ensuring excellent exposure and easy access for clients. An ideal property for private clinics, professional offices, medical centres, corporate headquarters or even logistics and customer service operations. ??? Location: Marbella Town Centre ??? Built area: +350 m<sup>2</sup> ??? Suitable for multiple uses ??? Available for sale or rent



## Features:

### Features

Near Transport  
Marble Flooring  
Double Glazing  
WiFi  
Wood Flooring  
Fiber Optic  
Access for people with reduced mobility

### Views

Street

### Furniture

Not Furnished

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North

### Setting

Commercial Area  
Beachside  
Close To Shops  
Close To Schools  
Town

### Kitchen

Partially Fitted

### Category

Resale

### Climate Control

Air Conditioning

### Condition

Excellent

### Security

Alarm System