



## Office for sale in Marbella, Marbella

2,450,000 €

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





## 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	Orientation	Climate Control
Near Transport	North	Air Conditioning
Marble Flooring		
Double Glazing		
WiFi		
Wood Flooring		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Street	Commercial Area	Excellent
	Beachside	
	Close To Shops	
	Close To Schools	
	Town	
Furniture	Kitchen	Security
Not Furnished	Partially Fitted	Alarm System
Utilities	Category	
Electricity	Resale	
Drinkable Water		
Telephone		