

Sales - Commercial - Puerto Banús  
**1.400.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R132516

Puerto Banús

Commercial



1



504 m2

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

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ West

**Condition**

- ✓ Excellent
- ✓ Recently Refurbished

**Views**

- ✓ Street

**Features**

- ✓ Near Transport

**Parking**

- ✓ Underground
- ✓ More Than One