

**Sales - Commercial - Marbella**  
**540.000€**

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**Ref.-ID: R4435891**

**Marbella**

**Commercial**

**Community: 1,080 EUR / year**

**IBI: 650 EUR / year**

**Rubbish: 92 EUR / year**

 **100 m2**

Looking for the perfect space to start or expand your business? We have an incredible offer for you! Two adjacent locals, each with 50 m<sup>2</sup> of prime commercial space, are available for sale. These two units have been seamlessly connected into one spacious 100 m<sup>2</sup> area, offering endless possibilities for your business venture. Property Details: Total Space: Approximately 100 m<sup>2</sup> Ideal for a Variety of Businesses: Photo Shop, Small Store, Market, Hairdresser, and More! Prime Location in the Heart of Nueva Andalucía's Commercial Area High Foot Traffic and Visibility Ample Parking Facilities Nearby Location Highlights: Local is situated a hundred meters from Centro Comercial Nueva Andalucía, bustling commercial and residential area in Marbella known for its vibrant atmosphere and proximity to amenities. Your business will thrive in this prime location, attracting both local residents and tourists alike. Versatile Use: Whether you're looking to start a new business or expand your current one, this versatile space is perfect for a range of enterprises. From retail stores to service-oriented businesses, the possibilities are endless. Don't miss out on this exceptional opportunity to own a piece of prime commercial real estate in Nueva Andalucía. Act now, and turn your business dreams into a reality! Contact us today to schedule a viewing and explore the potential of this fantastic space. Opportunities like this don't come around often!

**Setting**

- ✓ Commercial Area
- ✓ Close To Shops

**Condition**

- ✓ Excellent

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Open
- ✓ Street