



Sales - Commercial - Marbella  
**6.700.000€**

[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: R4583257

Marbella

Commercial



**3335 m2**

For sale 50% of building in Marbella centro. 50% of building owns Spanish city hall -> 1 of 3 offices on the ground floor, 1st, 2nd and 3rd floor. We are selling 1 ground floor office + 4th, 5th, 6th floor with a terrace on the top of the building + 38 underground parking spaces. Ground floor: Huge office which can be commercial usage property like restaurant or shop. Each outside wall can be replaced by windows. Property has 153,04 m2 Office 89,54m2. Here walls can be also replaced by windows. 4th floor: 5 offices on the floor with windows on outside wall. Size of offices on this floor: 60.00m2, 68.00m2, 63.00m2, 72.00m2, 76.00m2. Each office size can be modified after buying at least whole floor. 5th floor: 4 offices with windows on outside wall. Size of offices on this floor: 96.00m2, 85.00m2, 93.00m2, 84.00m2 Each office size can be modified after buying at least whole floor. 6th floor: 4 offices on this floor. 2 two levels offices with separate terraces. Each office size can be modified after buying at least whole floor. Two levels offices: 2 x 96.00m2 & 2 x 93.00m2 One level offices: 84.00m2 & 93.00m2 38 underground garage places from 11m2 to 15m2 each. Price for everything is 6 700 000 EUR net + 21% IVA There is also option to buy S.L. Company who owns this offices. You can also buy everything separately or each floor. Separately prices (net + 21% IVA): Ground floor offices: 4 569,12 EUR / m2 Offices: 2 700,08 EUR / m2 Garage: 753,90 EUR / m2 Property placed is in Marbella center close to shops, restaurants, underground parkings, sea and beach. Don't hesitate contact us for more details !

- |   |  |   |   |  |   |
|---|--|---|---|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Not Fitted</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North</li> <li>✓ East</li> <li>✓ South</li> <li>✓ West</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Communal</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Renovation Required</li> <li>✓ Restoration Required</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Urban</li> <li>✓ Street</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul> |
|---|--|---|---|--|---|