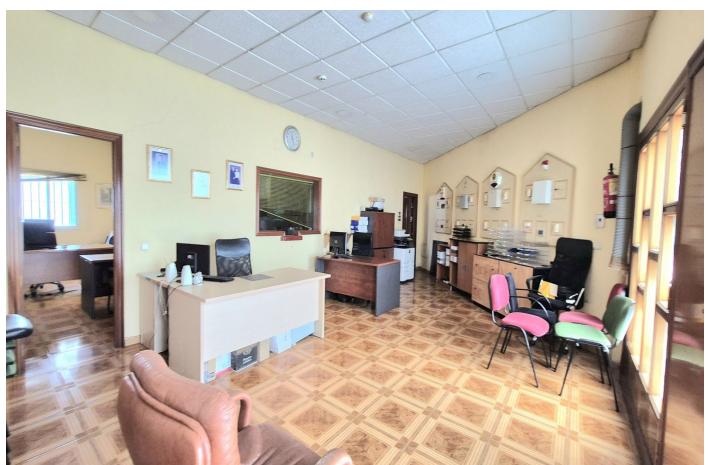
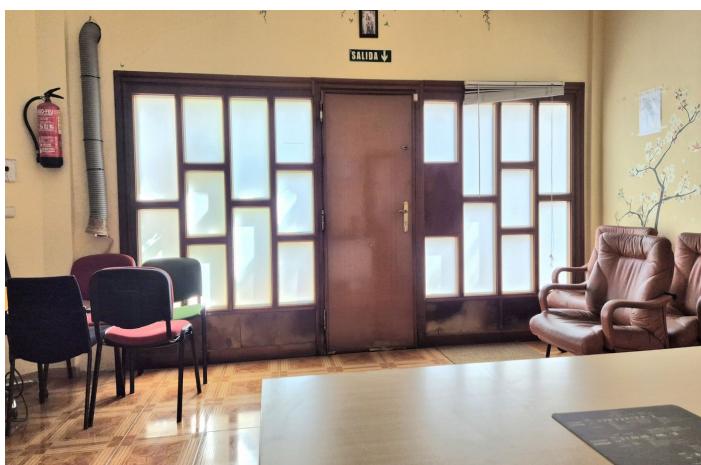




## Commercial Premises for sale in Elviria, Marbella

**265,000 €**

Reference: R5195731 Build Size: 95m<sup>2</sup>





## Costa del Sol, Elviria

Discover an exceptional business opportunity in the heart of Marbella's bustling Elviria Shopping Center — one of the most dynamic and sought-after areas on the Costa del Sol. With direct access from the A7 motorway and excellent public transport connections, this property enjoys unbeatable visibility and convenience. The premises feature 95 m<sup>2</sup> of built space, perfectly complemented by two spacious storage rooms (18 m<sup>2</sup> each) and two secure underground parking spaces (27 m<sup>2</sup> each), currently also used as extra storage — offering maximum flexibility for your business needs. The shopping center provides ample customer parking and a vibrant mix of shops, restaurants, and offices, ensuring a steady flow of visitors throughout the year. An ideal investment opportunity for entrepreneurs or investors looking to establish their business in a prime Marbella location with high footfall, easy access, and exceptional growth potential.



## Features:

**Features**

Near Transport

**Views**

Urban

**Setting**

Close To Sea

Street

Close To Shops

**Condition**

Good

**Parking**

Private

More Than One

Close To Schools