



## Business for sale in Nueva Andalucía, Marbella

**1,600,000 €**

Reference: R4421545 Bedrooms: 10 Bathrooms: 2 Build Size: 273m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Unique Opportunity for Commercial Premises in Nueva Andalucia, Marbella

Spacious commercial premises of 273 m<sup>2</sup> for sale, located at street level in one of the most exclusive and high traffic areas of Marbella. This property is located in the heart of Nueva Andalucía, a busy area that connects to the luxurious golf courses and residential areas of the area.

The premises consist of three independent commercial units that have been unified into one open plan ground floor space, offering great flexibility to adapt to any type of business, from shops, offices, to clinics or restaurants.

Main features:

273 m<sup>2</sup> of commercial space on the ground floor

Great visibility and exposure due to its street level location

Possibility to redistribute the space according to business needs

Currently in operation as a clinic with various specialities

Large public parking area in the immediate vicinity

High demand and high traffic area, ideal for attracting local and tourist customers

This is an excellent opportunity to acquire a large premises, all on one level, in one of the most prestigious areas with the highest commercial potential in Marbella.

Don't miss the opportunity to invest in this unique space and grow your business in a privileged location!



## Features:

### Features

Marble Flooring

Double Glazing

Fiber Optic

### Views

Street

### Orientation

North West

### Climate Control

Air Conditioning

### Setting

Commercial Area

Close To Golf

Close To Sea

Close To Shops

Close To Town

Close To Schools

Close To Marina

### Kitchen

Partially Fitted

### Utilities

Electricity

Drinkable Water

Telephone

### Condition

Excellent

### Furniture

Fully Furnished

### Parking

Private

Street

### Security

Electric Blinds