



**Property type :** Commercial property

**Location :** Marbella

**Bedrooms :** 6

**Bathrooms :** 5

**Swimming pool :** No

**Orientation :** South

**Views :** Mountain views

**Parking :** Closed Garage

**House area :** 550 m<sup>2</sup>

**Plot area :** 1150 m<sup>2</sup>

- ✓ Close to sea
- ✓ Airconditioning

- ✓ Fireplace

- ✓ Partially furnished

COMMERCIAL PREMISES LOCATED IN THE HEART OF THE GOLDEN MILE.  
THE PROPERTY IS LOCATED EXACTLY WHERE THREE OF THE MAIN ARTERIES OF MARBELLA CITY CONVERGE  
IT HAS WON THE FIRST PRIZE FOR ARCHITECTURE IN MARBELLA.  
BUSINESS FUNCTIONING AS A GALLERY, SOCIO-CULTURAL ACTIONS - EVENTS AND HOSPITALITY TERRACE.  
CURRENTLY WITH A RESTAURANT LICENSE  
WITH ACTIVE INCOME.  
75% COMMERCIAL USE, 25% HOUSING  
1150M2 PLOT  
550M2 BUILT ON THREE FLOORS  
300M2 MIDDLE FLOOR  
200M2 SEMI-BASEMENT  
50 TOWER SUITE

URBAN PLAN 86.87.

SALE PRICE €3,400,000  
RENTAL PRICE €15,000/MONTH (€600,000 ENTRY THAT IS DISCOUNTED FROM THE MONTHLY FEES)  
RENT WITH OPTION TO PURCHASE PREMIUM OF €800,000 MONTHLY FEE €15,000 CONDITIONS TO NEGOTIATE,  
LIQUIDATION PERIOD OF 3 YEARS.



