



**Property type :** Commercial property

**Swimming pool :** No

**House area :** 254 m<sup>2</sup>

**Location :** Málaga

**Bedrooms :** 0

**Bathrooms :** 1

"The Heart of Málaga: Where Opportunities and Visions Meet"

Imagine a space that is not only at the epicenter of vibrant Málaga but also perfectly adapts to a variety of businesses and purposes. Strategically located in the Center near the Renfe area, I extend in a distinctive "L" shape, offering a broad space of 253.90m<sup>2</sup> built, with a usable area of 230.35m<sup>2</sup>. My design is ideal for a corporate headquarters, a branch office, a technical studio, a health and wellness center, a celebration venue, or even a specialized academy.

In addition to my accessibility, with a street-level entrance and a motorized metallic door, I offer additional conveniences such as parking and a storage room, both included in the deeds, thus ensuring comfort and security for your daily operations. The absence of beams in my main space allows for unmatched versatility in layout and use of the space, supported by a generous height of 430 cm that amplifies the sense of spaciousness.

I am technically and aesthetically equipped to meet the challenges of the modern world: from an electrical installation that is both single-phase and three-phase, to an integrated sound system and preparation for TV installations. Let's not forget my bathroom, equipped with a shower, sink, and bidet, ensuring all the necessary comforts for you and your visitors. My lighting is designed for both work and client reception, and my storage area is vast, divided into two parts totaling more than 155 m<sup>2</sup>, perfect for storage or as additional workspace.

Don't miss the opportunity to see how I can be the foundation from which your business expands and thrives. Contact us to discover why I am one of the "premises that speak for themselves" and how I can contribute to the success of your business vision. Visit me and feel the pulse of Málaga from a privileged location.



