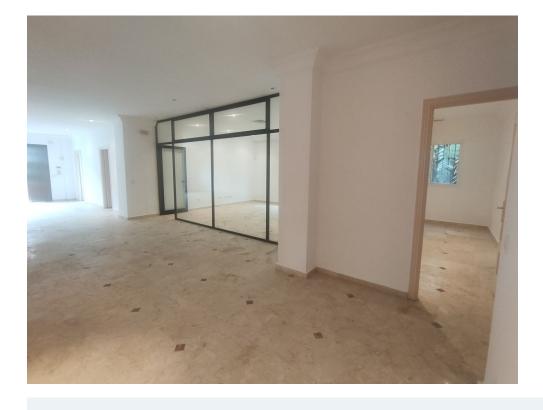


## Immo Moment 0 bedroom Commercial property in Guadalmina Alta

Ref: RSR4676449









Property type: Commercial

property

Location: Guadalmina Alta

Bedrooms: 0 Bathrooms: 2 Swimming pool: No

Orientation: South

Views: garden Parking: Street House area:

420 m<sup>2</sup>

Close to golf

Storage room

WiFi

Alarm system

Fitted wardrobes

Not furnished

## Available LOCAL / BUSINESS / OFFICE C.C. GUADALMINA, MARBELLA

Excellent location, with plenty of parking in the Guadalmina Shopping Center, Marbella Quick access to the highway for all directions: 5 minutes from Puerto Banús, 10 minutes from Marbella, 1 minute from San Pedro Alcántara and 15 minutes from Estepona.

No need for transfer

It is rented for a long time, for various activities: office, store, clinic, office, business, lawyers, real estate, dentist, aesthetics, gym,... Not valid for a restaurant because it does not have a smoke outlet.

There are 2 premises available, they can be rented/sold together or separately: each premises 200 m2. The 2 premises together 400 m2

Rental price 200 m2:

1- year: €2,500/month

2- year: €2,600/month 3- year: €2,700/month

4- year: €2,850/month

5- year: €3,000/month

From year 6 onwards, each year the legal CPI rises

Essential payment guarantees for non-payment insurance, guarantor or bank guarantee















