



**Property type :** Commercial property

**Location :** Marbella

**Bedrooms :** 8

**Bathrooms :** 2

**Swimming pool :** No

**Orientation :** South

**House area :** 307 m<sup>2</sup>

✓ Airconditioning

Unique opportunity: Large commercial premises for sale located in one of the main shopping streets of Marbella, just a few metres from the Tax Office and the main Post Office.

It is a luxury local located at street level with south orientation and a facade of almost 10 linear meters and 7 meters high, which gives it a lot of light and prestige.

The interior built area of this establishment is more than 307 m<sup>2</sup> distributed over two levels. On the ground floor there is a majestic entrance with space for a large meeting/presentation table and a wide staircase leading to the upper level. On this same ground floor we have a reception area, 4 offices, a large archive, a kitchen and a bathroom, all with a total surface area of 171 m<sup>2</sup>.

On the upper floor, which can be accessed by the aforementioned staircase at the main entrance, as well as by a spiral staircase at the back of the premises, there is a large representative office, 2 other rooms/offices, and a toilet, with a total available surface area of 171 m<sup>2</sup>.

In short: A unique opportunity to locate your business or office in one of the busiest and most representative areas of Marbella, Malaga.





