



Bedrooms: 0 | Bathrooms: 1 | Plot: 0m<sup>2</sup> | Built: 376m<sup>2</sup> | Ref.: R5293435

2,690,000€

## Commercial Premises for sale in Marbella

Situated on Marbella's main commercial artery, Avenida Ricardo Soriano, this commercial premises benefits from a prime central location in one of the city's most dynamic and established business areas. Surrounded by a wide range of shops, offices, banks, cafés, and professional services, the area enjoys constant foot traffic, excellent visibility, and outstanding accessibility, making it a highly attractive setting for both owner-occupiers and investors. The property is distributed over two levels and offers an approximate built area of 376 m<sup>2</sup>, with the actual usable space being slightly larger. At street level, the premises features two independent entrances, currently arranged as two separate commercial units, divided by a lightweight partition wall, while forming part of a single title deed. This configuration allows for flexibl...

- **Setting:**
  - Town
  - Commercial Area

- **Condition:**
  - Excellent