

## Forretningseiendom til salgs i Marbella, Málaga

















640.000€

Located in an up and coming neighbourhood, this bright and adaptable commercial unit offers an excellent opportunity for professionals or investors. It features a private outdoor terrace, perfect for any business that welcomes the public—such as a café, retail shop, or client-focused office.

One of its standout features is the potential to divide the space into two independent units, each with separate street access. This makes it especially attractive for a mixed-use project, shared rental, or for those seeking both work and rental income from the same location.

Set in a quiet yet conveniently connected neighbourhood, the property is close to essential amenities and enjoys excellent foot traffic. Its open layout and natural light make it a flexible choice for a wide range of uses, including a studio, office, showroom, private practice, or even a long-term investment property.

An exceptional opportunity to own a multi-functional commercial space in a sought-after and growing area.

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|  0 soverom                 |  0 bad            |  180m <sup>2</sup> Bygg størrelse |
|  70 m <sup>2</sup> terrace |  Air conditioning |  Telephone                        |
|  Street view               |  Unfurnished      |  Close to sea / beach             |
|  Good condition            |  Close to shops   |  Close to town                    |
|  Close to port             |  Close to schools |  Internet - Fibre optic           |
|  Close to restaurants      |  |  |