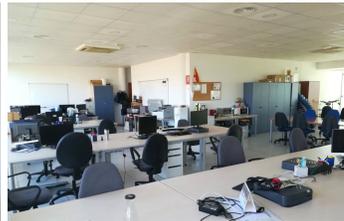


ALL IN

real estates



Office in Málaga

Bedrooms **0** Bathrooms **0** Built **225m2** Terrace **0m2**

R5307982

Office

Málaga

295.000€

Office for Sale at the Parque Tecnológico de Andalucía – Investment with Immediate Return
 Excellent investment opportunity in one of the leading business and technology hubs in Southern Europe. Office for sale with 225 sqm of built area in the Edificio Premier II, strategically located within the park, surrounded by technology companies, public institutions, and a full range of services. Investment with Guaranteed Return Currently leased to a public entity Lease agreement in force until 16/07/2026 Possibility of extension until 16/01/2028 Monthly rent: €1,857.65 Gross annual yield: 7.56% An ideal asset for investors seeking stability, tenant solvency, and an attractive return in one of Málaga's fastest-growing business areas. Key Features Prime location within the PTA Very close to the main avenue Office in very good condition Modern and representative building Established business environment Excellent transport links and access Parking spaces available (optional) An excellent opportunity to acquire a fully income-producing property with secured revenue and potential lease continuity. In accordance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations for the sale and lease of residential properties in Andalusia, clients are informed that notary fees, land registry fees, Property Transfer Tax (I.T.P.), and other costs inherent to the sale or lease are not included in the price. Agency fees are included in the price. The information provided, including surface areas, prices, terms, and availability of the property, is for information purposes only and does not constitute

a binding contractual offer. It may be subject to change without prior notice. Property availability must be confirmed at the time of inquiry. Energy Performance Certificate in process.

Lift

Lift

Near Transport