

ALL IN

real estates



Commercial Premises in Marbella

Bedrooms **0** Bathrooms **0** Built **123m2** Terrace **0m2**

R5527750

**Commercial
Premises**

Marbella

800.000€

Commercial premises leased to a well-established banking institution in one of Marbella's most promising growth areas. Located within walking distance of Marbella town centre and approximately 700 metres from the beach, this property benefits from a strategic position directly opposite the future Marbella FC Stadium development, a landmark project that will include a stadium, hotel, wellness centre, commercial areas, restaurants and more than 1,000 parking spaces. The property currently provides immediate income while offering significant long-term appreciation potential as the surrounding area evolves. The building also features landscaped gardens, a swimming pool and communal areas, a rare added value for such a central location. An excellent opportunity to secure an asset in a prime Marbella location with both current income and future upside potential. Contact us for further information. Legal Notice: The indicated price does not include taxes or expenses. A 7% Property Transfer Tax (ITP) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the sale price. The amounts indicated are for information purposes only and may vary depending on the specific case. For this property, the approximate costs will be: Property Transfer Tax (ITP): €56,000 Notary fees: ?Between ?€2,400 ?(0.3%) ?and ?€4,000 (0.5%) Land Registry ?fees: ?Between €800 (0.1%) and €2,400 ?(0.3%) The purchase ?of this ?property ?does not entail any ?real ?estate ?agency

?fees ?for ?the ?buyer.

Access for people with reduced mobility

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Near Transport