ALL IN real estates








Commercial Premises in Nueva Andalucía

Bedrooms	Bathrooms	Built	Terrace
0	**0**	**93m2**	**0m2**

R5546011	**Commercial Premises**	**Nueva Andalucía**	**670.000€**

Commercial Property for Sale | Marbella Real, Golden Mile A wide glass storefront, direct street-level access and a long-term tenant paying €3,500 per month make this Marbella Real property an attractive commercial investment. It generates €42,000 in gross annual rental income and occupies a visible position in an established shopping and business parade on Marbella's Golden Mile. The location is a major part of the appeal. Marbella Real sits along the Golden Mile corridor linking Marbella town centre with Puerto Banús, close to the Marbella Club Hotel and Puente Romano. The surrounding area brings together prestigious residential communities, luxury hotels and a mix of established businesses. Interior design showrooms, boutiques, cafés, a pharmacy and professional practices give people reasons to visit the parade throughout the day, from local residents running errands to clients arriving for appointments. The property benefits from exposure to pedestrians and passing vehicles, with parking directly in front of the commercial parade. Customers reach the entrance directly from the pedestrian walkway. The wide glazed frontage provides generous display space, while the fascia above the entrance gives a business room for prominent signage. Inside, the bright, open main area is complemented by separate rooms that can support office, storage or other back-of-house needs. The layout and frontage give the premises lasting appeal for a boutique, design showroom, gallery or client-facing office. With ?the ?existing ?tenancy ?in

?place, the buyer ?acquires ?an income-producing property at a ?recognisable Golden ?Mile address. ?Contact ?us for the tenancy ?details ?and ?to ?arrange ?a ?private ?viewing.

Access for people with reduced mobility	Access for people with reduced mobility	Fiber Optic
Marble Flooring	Near Church	Near Transport
Utility Room	WiFi	