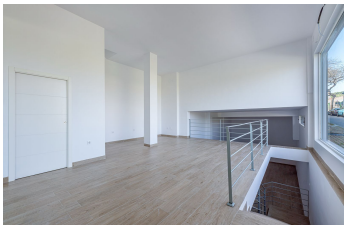
ALL IN
real estates








Office in Cancelada

Bedrooms	0	Bathrooms	0	Built	174m2	Terrace	0m2

R5367991	Office	Cancelada	402.857€

Commercial property investment opportunity in Cancelada, Costa del Sol with a long term tenant - 7% ROI Located in the peaceful and well-connected village of Cancelada on the Costa del Sol, this versatile commercial property presents an excellent opportunity for investors or businesses looking to establish themselves in a growing and highly desirable area between Marbella and Estepona. Set within the established residential complex Las Palmerasde, the property enjoys a north-east orientation, allowing for pleasant natural light throughout the morning hours while maintaining a comfortable working environment during the day. The premises are in good condition and are distributed over two functional levels. The ground floor offers a bright and welcoming main space, ideal for office use or client-facing activities, while the lower level provides a spacious basement area, perfect for storage, additional workspaces or meeting rooms. This practical layout ensures flexibility for a wide range of commercial uses. Ideally positioned within walking distance of local shops, restaurants, and everyday amenities, the property is also just a short walk from the beach. Major supermarkets such as Lidl and Mercadona are only a few minutes away and prestigious golf courses, including Villa Padierna, are within a 10-minute drive. A bus stop located directly opposite the building further enhances accessibility for staff and clients. This is a strategic location that combines the charm of a traditional Spanish village with strong connectivity to Marbella, Puerto Banús and Estepona. It offers an excellent balance between

tranquillity and convenience, making ?it ?an ?ideal ?setting ?for a professional ?office, ?consultancy or boutique business. A solid ?investment opportunity ?in one ?of ?the most active and ?expanding ?areas ?of ?the ?Costa ?del ?Sol.

Basement	Basement	Near Transport