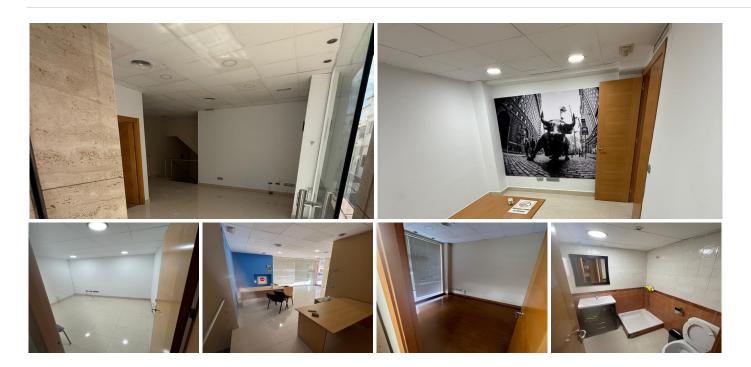
BROMLEY ESTATES Marbella



COMMERCIAL PREMISES BEDROOMS 2 BATHROOMS IN SAN LUIS DE SABINILLAS

San Luis de Sabinillas

REF# R5018686 €220,000

BEDS	BATHS	BUILT
	2	135 m²

^{**}Fantastic Opportunity - Prime Corner Commercial Unit in San Luis de Sabinillas**

An excellent opportunity to acquire a highly visible corner commercial space, just 200 metres from the popular Paseo Marítimo and the beach — perfect for attracting high foot traffic and steady vehicle visibility.

Located in a vibrant commercial area with strong pedestrian flow all year round, this property offers outstanding potential for a variety of businesses, from retail to offices or services.

The unit features a total built area of **134.69 m^{2**}, distributed over two levels:

- **Ground floor**: 62 m² at street level, ideal for customer-facing operations
- **Basement**: 73 m², perfect for storage, a private office, or additional workspaces

BROMLEY ESTATES Marbella

Built in **2003** and in **good condition**, the premises are ready for immediate adaptation to suit your business needs.

- **Key Features:**
- Direct street-level access
- Two separate, functional areas
- Storage/Archive space
- No community fees
- Energy Certificate: In process
- **Important Information:**
- Purchase costs (registration, notary fees, applicable taxes: ITP, VAT, AJD) are not included in the sale price.
- Availability and pricing are subject to change.
- Information provided is non-binding and for reference only.

This is a great chance to establish your business in a growing area just steps from the sea — don't miss out! Contact us today for more information or to arrange a viewing.



