



## WAREHOUSE 6 BEDROOMS 3 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5252359 €1,210,000

BEDS

6

BATHS

3

BUILT

656 m<sup>2</sup>

Warehouse in Polígono La Ermita, Marbella

This 613 m<sup>2</sup> industrial warehouse with offices is designed to offer maximum efficiency, comfort, and versatility, ideal for companies seeking a functional space in a strategic location.

### Layout and Main Features

Spacious, open-plan ground floor, perfect for storage, logistics, or private parking.

Four well-distributed offices on the ground floor, ideal for administrative areas or customer service.

First floor with a large multipurpose room, ideal for meetings, training sessions, or collaborative workspaces.

Four additional offices, some with spectacular sea views, providing a unique and inspiring work environment.

### Equipment and Condition

The property is in impeccable condition and fully equipped to start operations immediately:

Operational electricity supply

Zoned air conditioning

Alarm system

Internet connection

Fully equipped kitchen

Modern bathrooms

High-quality finishes: marble flooring and oak carpentry

### Additional Details

10-meter façade

6-meter interior height in the office and storage area

Excellent value for money

### Strategic Location

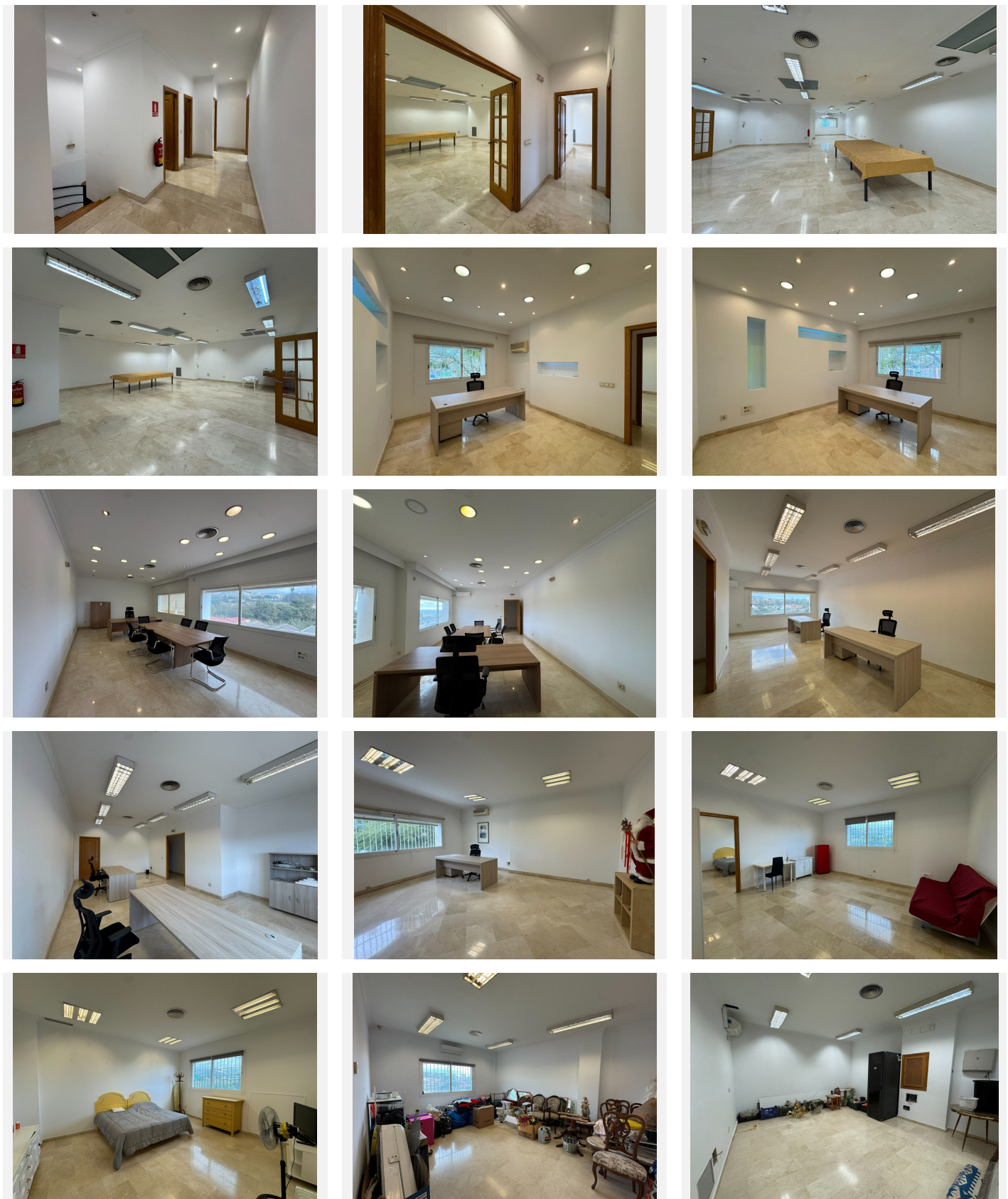
Just minutes from the A7 and surrounded by shops, restaurants, and public transport. A perfect setting for any company looking to establish or expand operations in one of Marbella's most sought-after areas.

A unique opportunity on the market.

Contact us today for more information or to schedule a personalized visit.

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