

## COMMERCIAL PREMISES BEDROOMS 1 BATHROOM IN MARBELLA

📍 Marbella

REF# R5293435 **€2,690,000**

BEDS

BATHS

BUILT

1

376 m<sup>2</sup>

Situated on Marbella's main commercial artery, Avenida Ricardo Soriano, this commercial premises benefits from a prime central location in one of the city's most dynamic and established business areas. Surrounded by a wide range of shops, offices, banks, cafés, and professional services, the area enjoys constant foot traffic, excellent visibility, and outstanding accessibility, making it a highly attractive setting for both owner-occupiers and investors.

The property is distributed over two levels and offers an approximate built area of 376 m<sup>2</sup>, with the actual usable space being slightly larger. At street level, the premises features two independent entrances, currently arranged as two separate commercial units, divided by a lightweight partition wall, while forming part of a single title deed. This configuration allows for flexible use, either as two independent spaces or combined into one large commercial unit.

The lower floor is presently used as a meeting room and storage area, providing valuable support space for operational and administrative purposes. Thanks to its generous dimensions, practical layout, and excellent

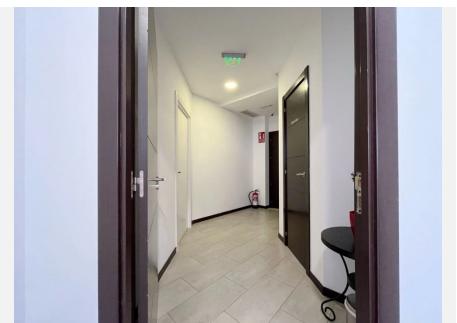
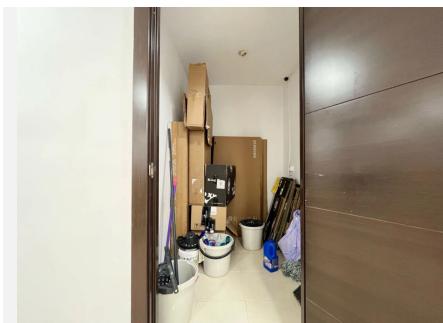
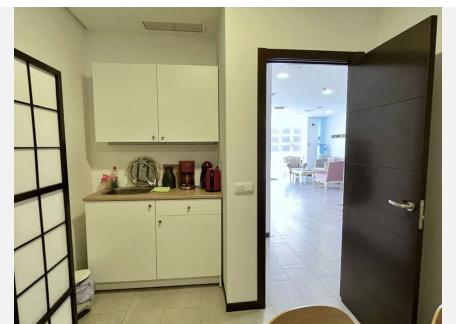
# BROMLEY ESTATES

## Marbella

location, this property represents a versatile commercial opportunity in the heart of Marbella, with strong potential for long-term capital appreciation and rental demand.

### Key Features:

- Prime commercial location on Avenida Ricardo Soriano
- Approx. 376 m<sup>2</sup> built area (slightly more in practice)
- Two street-level entrances
- Configured as two commercial units under one title deed
- Distributed over two levels
- Lower floor with meeting room and storage area
- Flexible layout for multiple business uses
- Excellent visibility and strong foot traffic
- Attractive investment and rental potential



**BROMLEY ESTATES**  
*Marbella*

