



OTHER BEDROOMS 1 BATHROOM IN MARBELLA

📍 Marbella

REF# R5423146 €225,000

BEDS

BATHS

BUILT

1

50 m²

Investment Opportunity in Marbella – Two Combined Commercial Premises with Multiple Possibilities

Two adjoining commercial premises are offered for sale in the well-established Divina Pastora neighborhood, one of Marbella's most traditional residential areas. Located just a few minutes from the city center and surrounded by all essential amenities, this area benefits from a strong local community, excellent services, and ongoing commercial activity.

The property offers a spacious and versatile layout thanks to the combination of both units, providing a wide range of possibilities to suit different projects and investment strategies. It is ideal both for operating a business and for investors seeking an asset with strong rental and capital appreciation potential.

In addition, there is the possibility of exploring a change of use to residential accommodation or the creation of several residential units, subject to obtaining the relevant planning permissions, licenses, and approvals from the competent authorities.

Key Features

- * Excellent location close to Marbella town center.
- * Area with strong residential and commercial demand.
- * Flexible layout with multiple distribution and development possibilities.
- * Ideal for investment purposes or income generation.
- * Potential conversion to residential use, subject to planning regulations and municipal approval.

Taxes and Purchase Costs

The asking price is ****€225,000****.

The advertised price does not include taxes or costs associated with the purchase. The following figures are provided for guidance only:

Property Transfer Tax (ITP – 7%)

* $€225,000 \times 7\% =$ ****€15,750****

Notary Fees (approximately 0.3% – 0.5%)

* Minimum: ****€675****

* Maximum: ****€1,125****

Land Registry Fees (approximately 0.1% – 0.3%)

* Minimum: ****€225****

* Maximum: ****€675****

The amounts shown are indicative only and may vary depending on the specific circumstances of the transaction.

****No real estate agency fees are payable by the buyer for the purchase of this property.****