

# Commercial Premises for sale in San Pedro de Alcántara, Marbella West

1,380,000 €

Reference: R4903411 Build Size: 250m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Located in one of the most exclusive and rapidly growing areas of San Pedro de Alcántara, this magnificent building offers an exceptional opportunity to establish your business in a high-visibility, high-traffic location. Situated just steps from the bustling Boulevard and with easy access to major roads, the property stands out for its unique layout, impeccable condition, and versatility, including the possibility of converting the warehouse into a multi-car garage.

The ground floor welcomes visitors with a spacious entrance hall and features a generous 95-square-meter warehouse, ideal for showcasing products or creating a dedicated customer service area. On the middle floor, a large double-height space optimizes visibility and functionality, offering a waiting area, adaptable workspaces, and a private office with expansive windows that provide impressive views.

The upper floor enhances the building's appeal with a solarium terrace, perfect for hosting corporate events or providing staff relaxation. This level also includes a fully equipped kitchen and a complete bathroom, ensuring essential amenities for employees and visitors.

The building boasts exceptional natural light and brightness, thanks to its large windows and open design, which create a welcoming and professional atmosphere. It is impeccably maintained and ready for immediate use, making it a hassle-free option for businesses seeking a premium location.

Whether for coworking spaces, creative agencies, design studios, legal firms, dental clinics, or any brand-focused enterprise, this property offers an ideal setting to establish or grow your business. Surrounded by a thriving commercial community with easy access to services, this is a unique chance to position your brand in a prestigious and dynamic environment.

Don't miss this rare opportunity to elevate your business in a standout location. Contact us today for more information or to schedule a visit!

## Features:

### Features

Private Terrace

Storage Room

WiFi

Utility Room

Domotics

Fiber Optic

### Views

Urban

Street

### Furniture

Not Furnished

### Parking

Street

### Orientation

North

### Setting

Beachside

Close To Port

Close To Shops

Close To Schools

Village

### Kitchen

Fully Fitted

### Utilities

Electricity

Drinkable Water

Telephone

### Climate Control

Air Conditioning

### Condition

Excellent

Recently Renovated

### Security

Alarm System

### Category

Resale