



## Office for rent in Nueva Andalucía, Marbella West

1,700 - 1,700 €

Reference: R4946365 Bedrooms: 2 Bathrooms: 1 Build Size: 52m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### OFFICE TRANSFER IN AZALEA BEACH, PRIME LOCATION NEAR PUERTO BANÚS

An office traspaso is available in the exclusive Azalea Beach commercial center, one of the most sought-after areas near Puerto Banús, where available spaces are extremely rare.

#### Office Features:

- ✓ Prime location with high foot and vehicle traffic
- ✓ Total area: 52 m<sup>2</sup>

Ground floor: 33.58 m<sup>2</sup>

Upper floor: 18.4 m<sup>2</sup>

- ✓ 1 bathroom
- ✓ Modern interior with a functional layout
- ✓ Ideal for various business activities

#### Financial Details:

Traspaso Price: €40,000

Rent: €1,700 + IVA + water and light bills

Don't miss this unique opportunity to establish your business in Azalea Beach! Contact us for more details or to schedule a viewing.



## Features:

### Features

Near Transport

WiFi

Fiber Optic

### Views

Mountain

Urban

Street

### Furniture

Fully Furnished

### Orientation

North

### Setting

Commercial Area

Close To Port

Close To Shops

Close To Schools

### Security

Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent

### Parking

Street