



## Office for sale in Nueva Andalucía, Marbella

445,000 €

Reference: R4649890 Build Size: 115m<sup>2</sup> Terrace: 80m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Introducing a prime office space for sale, strategically positioned just 2 minutes from Centro Plaza in the vibrant hub of Puerto Banus, where foot traffic thrives and potential clientele abound. This two-floor office presents a versatile layout that effortlessly accommodates various business needs, offering the flexibility to be easily separated into two distinct entities or configured into three separate office rooms per level. Upon entry, the office exudes a sense of modern professionalism, with ample natural light illuminating the expansive interior. The main floor welcomes visitors with a functional layout designed to maximize productivity and workflow efficiency. Whether you envision an open-concept workspace or individual office suites, the possibilities are endless. One of the standout features of this office is the sprawling balcony, providing a coveted outdoor extension perfect for brainstorming sessions, client meetings, or simply soaking in the energizing ambiance of Puerto Banus. With ample space for expansion or creative outdoor working arrangements, the balcony adds both versatility and charm to the workspace. Ascend to the second floor to discover additional room for growth and innovation, where a similar layout awaits, complete with the potential to customize the space according to your specific business requirements. Strategically positioned to capture the attention of passersby and capitalize on the bustling activity of Centro Plaza, this office offers unparalleled visibility and accessibility for businesses seeking to establish a prominent presence in Puerto Banus. Whether you're a budding entrepreneur looking to launch your venture or an established business seeking a strategic location to thrive, this office presents a unique opportunity to position yourself at the heart of one of Marbella's most dynamic commercial districts. Embrace the potential of this exceptional office space and unlock a world of possibilities in Puerto Banus. This unit can also be sold as a 3 bedroom duplex apartment for renovation.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Marble Flooring  
WiFi  
Fiber Optic

### Views

Mountain  
Garden

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Orientation

North East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Parking

Communal

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal