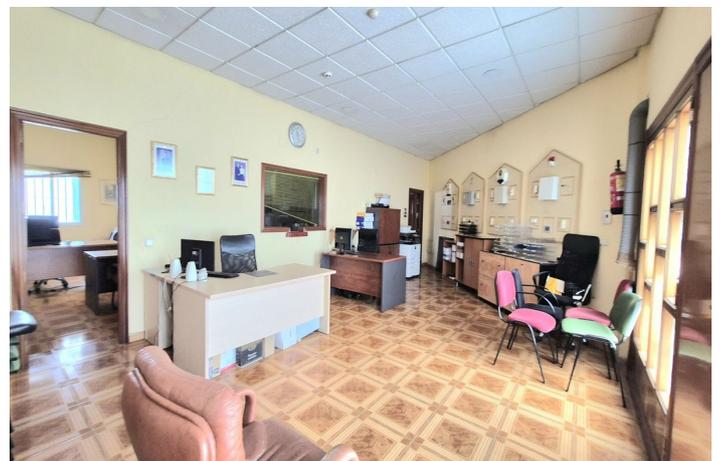




## Commercial Premises for sale in Elviria, Marbella East

265,000 €

Reference: R5195731 Build Size: 95m<sup>2</sup>





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## Costa del Sol, Elviria

Discover an exceptional business opportunity in the heart of Marbella's bustling Elviria Shopping Center – one of the most dynamic and sought-after areas on the Costa del Sol. With direct access from the A7 motorway and excellent public transport connections, this property enjoys unbeatable visibility and convenience.

The premises feature 95 m<sup>2</sup> of built space, perfectly complemented by two spacious storage rooms (18 m<sup>2</sup> each) and two secure underground parking spaces (27 m<sup>2</sup> each), currently also used as extra storage – offering maximum flexibility for your business needs.

The shopping center provides ample customer parking and a vibrant mix of shops, restaurants, and offices, ensuring a steady flow of visitors throughout the year.

An ideal investment opportunity for entrepreneurs or investors looking to establish their business in a prime Marbella location with high footfall, easy access, and exceptional growth potential.



## Features:

### Features

Near Transport

### Condition

Good

### Views

Urban

Street

### Parking

Private

More Than One

### Setting

Close To Sea

Close To Shops

Close To Schools