



## Other for sale in Puerto Banús, Marbella

1,400,000 €

Reference: R132516 Bathrooms: 1 Build Size: 504m<sup>2</sup>





---

## Costa del Sol, Puerto Banús

Commercial premises of 504sqm in Centro Puerta de Banus, next to BMW /Porsche garage, Shell petrol station and Alzambra, with fantastic visibility from the road. Spread over two floors, with the ground floor at street level and a basement featuring a toilet/shower room. The high ceiling of 4.5 meters allows for the addition of a mezzanine if desired. Recently refurbished as an architect's office, the property boasts a modern appearance with a predominantly glass frontal facade. The property is rented out until 2027 and therefore offers a 5% guaranteed rental return for another 4 years. Sold with 2 parking spaces in the underground garage.



## Features:

### Features

Near Transport

### Setting

Commercial Area

Close To Sea

Close To Town

### Utilities

Electricity

### Orientation

West

### Condition

Excellent

Recently Refurbished

### Energy Rating

E

### Views

Street

### Parking

Underground

More Than One

### CO2 Emission Rating

D