

## Shop for sale in Nueva Andalucía, Marbella

525,000 €

Reference: R4405705 Build Size: 140m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

**\*\*Prime Commercial Premises for Sale in Nueva Andalucía\*\***

Discover this exceptional commercial property located in the heart of Nueva Andalucía. Situated on a bustling street near Centro Plaza and Puerto Banús, this prime location guarantees high foot traffic and excellent visibility. The property is street-level with expansive shop windows that face the busy thoroughfare, ensuring your business will be seen by countless potential customers.

Covering a total of 140m<sup>2</sup>, the premises are thoughtfully divided into two distinct spaces of 80m<sup>2</sup> and 60m<sup>2</sup>, offering flexibility for various business needs. Built in 1999, the property is equipped with modern amenities including air conditioning and a small elevator for handicapped access, ensuring comfort and accessibility for all.

This commercial space is perfect for retail, office use, or any business looking to capitalize on a central, high-traffic location. Don't miss out on this fantastic opportunity to establish your business in one of Nueva Andalucía's most sought-after areas.

## Features:

Street