

## Business for sale in Nueva Andalucía, Marbella

450,000 €

Reference: R4798786 Bathrooms: 2 Build Size: 240m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Commercial premises located in Magna Marbella, in the area of Nueva Andalucía, Marbella, Malaga. This establishment stands out for its proximity to the golf course, offering an ideal environment for business related to sport and leisure. In addition, it is surrounded by a variety of amenities, providing easy access to essential day-to-day services.

The premises has a constructed area of 240 m<sup>2</sup>, which provides ample space to develop various commercial activities. It has a full bathroom and a toilet, ensuring comfort for both staff and customers. The property is in excellent condition, ready to be used, and is delivered partially furnished, which allows a quick adaptation to the needs of the new owner.

The urbanisation in which the premises are located offers a number of additional advantages. It is a gated community with 24-hour security service, which provides peace of mind and security for the businesses operating in the area. In addition, it has a communal swimming pool and gardens, which add aesthetic and recreational value to the surroundings. The location is strategic, as it is within easy reach of Puerto Banús, Marbella Centro and Estepona, facilitating access to a large number of potential clients.

## Features:

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal

### Views

Street

### Pool

Communal

### Security

24 Hour Security

### Setting

Frontline Golf

### Furniture

Part Furnished