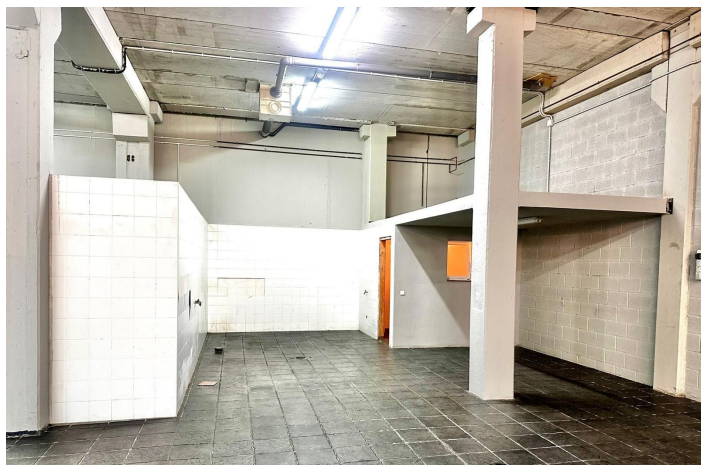
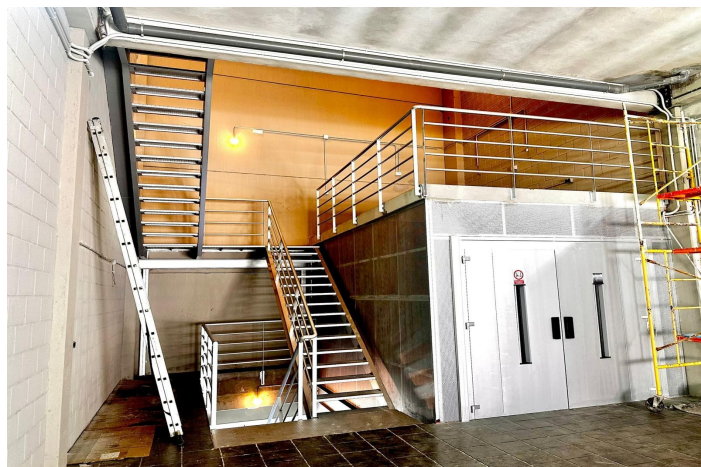
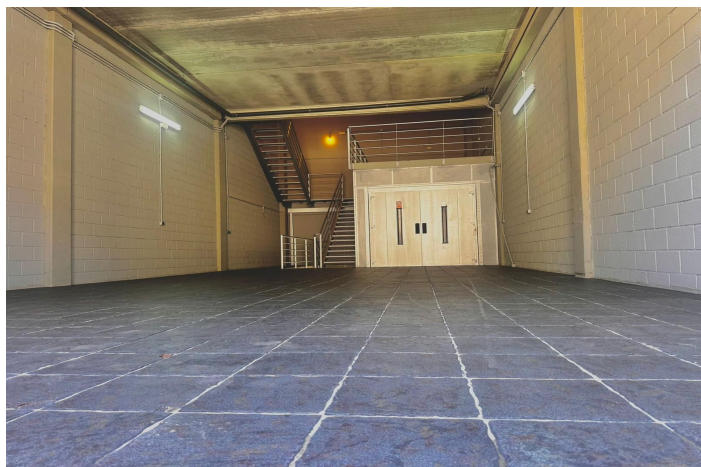
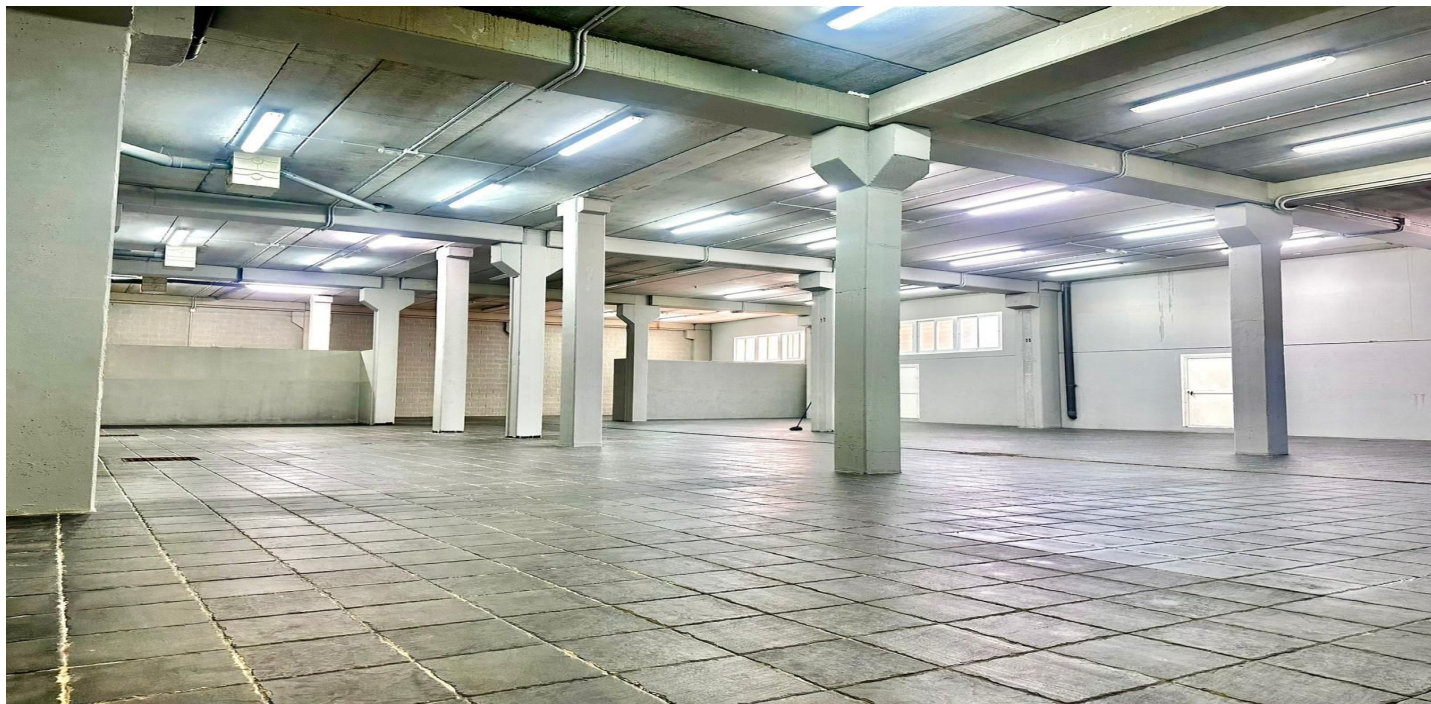




## Warehouse for rent in Nueva Andalucía, Marbella

4,850 - 4,850 €

Reference: R5078356 Bedrooms: 3 Bathrooms: 1 Build Size: 792m<sup>2</sup> Terrace: 36m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Industrial/commercial warehouse for rent, measuring approximately 828 m<sup>2</sup>, spread over three levels, located in the heart of the commercial area of the Costa del Sol, in Nueva Andalucía, just five minutes from Puerto Banús, surrounded by golf courses and high-end residential areas. The property consists of a 141 m<sup>2</sup> ground floor, a 93 m<sup>2</sup> mezzanine ideal for office use—equipped with air conditioning and natural light—and a spacious 558 m<sup>2</sup> basement, easily accessed via a vehicle elevator. It also has a 36 m<sup>2</sup> rear outdoor patio, providing additional space for exclusive use. Its key features include an automatic sectional door, offices equipped with mezzanine space, a bathroom, and a fire protection system covering the entire industrial estate. The warehouse is designed for versatility, making it an ideal option for warehouses, showrooms, exhibitions, offices, and other professional uses. The monthly rental price is €4,850, with the option of applying a 10% discount for annual advance payments. The required security deposit is six months' rent. Important note: If the signatory of the contract or the guarantor, if applicable, does not have a property in Spain, the annual advance payment will be required. This warehouse represents an excellent opportunity for companies seeking a spacious, well-located space with technical features that allow for a wide variety of uses in one of the most prestigious and dynamic areas of the Costa del Sol.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
WiFi  
Utility Room  
Basement  
Fiber Optic

### Setting

Commercial Area  
Close To Golf  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Village

### Kitchen

Not Fitted

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Parking

Garage  
Private  
Covered  
Street  
More Than One

### Views

Street

### Furniture

Not Furnished

### Utilities

Electricity