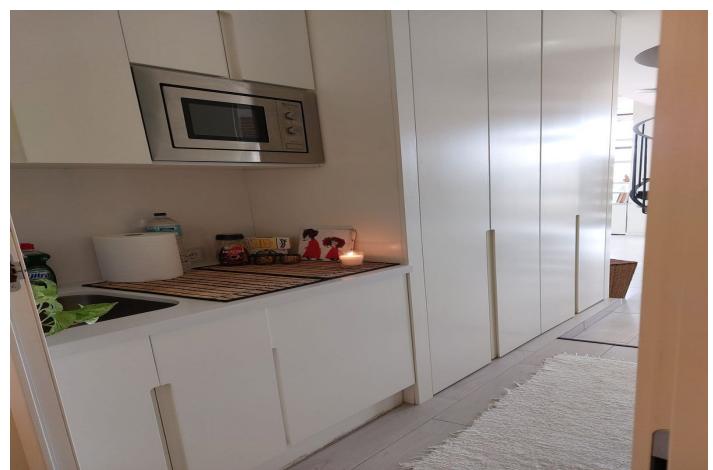
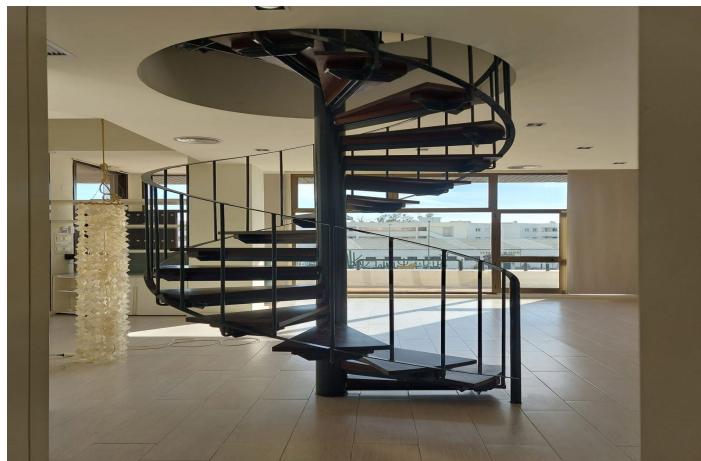




## Office for sale in Guadalmina Baja, Marbella

**520,000 €**

Reference: R5203009   Bedrooms: 2   Bathrooms: 1   Build Size: 108m<sup>2</sup>





## Costa del Sol, Guadalmina Baja

Located in the heart of Guadalmina's bustling commercial centre, this attractive premises enjoys excellent visibility, facing directly onto the highway, ensuring maximum exposure for any type of business.

Distributed across two floors, the property was previously used as an art gallery, making it ideal for a wide range of commercial activities such as an office, showroom, studio, or boutique business.

The interior is bright, modern, and sunny, featuring two spacious rooms, one bathroom, and a built-in kitchen, offering both comfort and functionality. Large windows flood the space with natural light, creating a welcoming and inspiring environment.

Additional features include a fully installed alarm system for enhanced security and ample street parking directly outside the building for clients and staff.

Situated on the first floor, the premises benefit from easy access, a well-maintained environment, and proximity to other established businesses, restaurants, and essential services in Guadalmina.

This is an excellent opportunity to acquire a versatile, ready-to-use commercial property in one of Marbella's most desirable and visible commercial locations — perfect for professionals, entrepreneurs, or investors seeking a high-exposure and contemporary business space.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Lift	South	Air Conditioning
Near Transport		Cold A/C
Fitted Wardrobes		Hot A/C
WiFi		
<b>Setting</b>	<b>Condition</b>	<b>Furniture</b>
Commercial Area	Good	Fully Furnished
Close To Golf	Excellent	
Close To Shops	Recently Refurbished	
Close To Town	Recently Renovated	
Suburban		
Village		
<b>Kitchen</b>	<b>Security</b>	<b>Parking</b>
Fully Fitted	Alarm System	Open
		Street
<b>Utilities</b>	<b>Category</b>	
Electricity	Investment	
Gas	Resale	