



## Business for rent in Elviria, Marbella

1,800 - 1,800 €

Reference: R4907326 Bathrooms: 1 Build Size: 53m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Elviria

Commercial premises in a privileged location

Discover this fantastic commercial premises, designed to maximize the success of your business, located on the first line of the A-7 highway, in the strategic section between Elviria and El Rosario.

Highlighted features:

- Unbeatable accessibility: Direct access from the highway and parking spaces right in front of the door, guaranteeing comfort for your clients.
- Unique exposure: Shop windows facing the four cardinal points: south, east, west and north, offering exceptional visibility from any direction.
- Versatile space: With approximately 40 m<sup>2</sup> indoors and a large 40 m<sup>2</sup> terrace, this premises is perfectly suited to businesses such as clinics, offices or various types of shops.
- Comfort and functionality: Equipped with air conditioning to create a comfortable environment and an integrated bathroom for greater convenience.

Competitive advantage:

The privileged location, along with the visibility from one of the main arteries of the region, ensures high exposure and a flow of potential clients.

Don't miss this opportunity to launch your business in a strategic and modern environment! For more information or to arrange a visit, please do not hesitate to contact us.



## Features:

### Orientation

North

East

South

West

### Setting

Commercial Area

Close To Shops

Close To Schools

### Climate Control

Air Conditioning

### Views

Street

### Condition

Excellent