



6.500.000 €

## Description:

ONE OF A KIND COMMERCIAL PROPERTY INVESTOR OPPORTUNITY IN MARBELLA CITY CENTER

**LOCATION!** This property is one of a kind, strategically located on Avenida Ricardo Soriano 65 right at the entrance of the Marbella city center in the Piruli roundabout. This property is visible to the tens of thousands of cars and people that pass by every day. Anyone and everyone who comes through Marbella will pass by this shop.

**SIZE!** This property is one of a kind, it is one of the very few shops all throughout Marbella that not only has an amazingly large interior space of 950 m2 spread across two floors, but it also has 400 m2 of exterior terrace space with private usage. You will not find many, if any, properties in Marbella that have such large dimensions such as this one.

**REFURBISHED!** This property has been refurbished with the highest level of quality and attention to detail possible. The refurbish of this shop has been meticulously done to take advantage of every valuable square meter possible. Tubes have been relocated to take advantage of the highest possible ceiling heights. The top floor has a maximum ceiling height of 3

## Characteristics:

### Setting:

Town, Commercial Area, Close To Shops, Close To Sea

### Orientation:

North, North East, South East, South, South West, West, North West

### Condition:

Excellent, Recently Renovated, Recently Refurbished, New Construction

### Climate Control:

Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, Central Heating, U/F Heating

### Views:

Urban, Street

### Features:

Utility Room, Basement

## Location: MARBELLA

Type of the property	Commercial
Bedrooms	0
Bathrooms	0
Built	950m <sup>2</sup>
Terrace	400m <sup>2</sup>