



175.000 €

### Description:

Spacious Commercial Space in Semi-Basement at Casares Costa Golf – Perfect for Offices or Investment

This commercial space, located in the Casares Costa Golf development, offers a generous semi-basement area, ideal for offices or as an investment opportunity. The property is divided into two functional areas: an office space of 144 m<sup>2</sup> and a storage area of 168 m<sup>2</sup>, each with independent entrances, allowing great flexibility in its use and organization.

#### Key Features:

Total Area: 312 m<sup>2</sup> (144 m<sup>2</sup> office and 168 m<sup>2</sup> storage).

Independent Entrances: Provides the possibility of renting or using each area separately, adaptable to a variety of business needs.

Strategic Location: Just 800 meters from the beach, situated within a well-established development with access to multiple amenities.

Attractive Environment: The development features two pools, well-maintained gardens, and recreational areas, creating an ideal atmosphere for both work and leisure.

Investment Potential and Versatility

This space is ideal for establishing offices, with large areas suited for

### Characteristics:

### Location: CASARES

Type of the property	Commercial
Bedrooms	5
Bathrooms	1
Built	331m <sup>2</sup>
Plot area	332m <sup>2</sup>