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GUADALMINA ALTA

sypialnie	■azienki	zbudowany m²	taras m²
<---	1	414	200

LOKAL U■YTKOWY W GUADALMINA ALTA

This commercial property is located in the highly sought-after area of Centro Comercial Guadalmina , San Pedro de Alcántara, offering excellent access to the A-7 coast road and AP-7 motorway. It's just minutes from Marbella, Puerto Banús, and Estepona, making it an ideal location for any business. The property is next to a bank, with a private entrance and a staircase leading up to a reception area. The reception area includes a sitting space for clients and leads into a large room currently set up with two workstations. From here, three separate offices, two bathrooms, a fully equipped kitchen, and a huge roof terrace can be accessed. The layout is flexible, perfect for businesses such as private clinics or offices, and parking is readily available. Air conditioning with both hot and cold settings ensures a comfortable environment year-round. Spanning a generous built area of 414m², this commercial property offers 270m² of well-utilised interior space and a 200m² private terrace. The space is designed with flexibility in mind, featuring modern facilities, including two toilets, a kitchen, and an additional kitchenette. High-speed internet options, such as fibre optic, are available to ensure seamless business operations. The large glass doors open onto the terrace, providing lovely mountain and street views. The property is in excellent condition and has an installed alarm system for added security, with optional furniture available for customisation. Guadalmina is an area known for its mix of residential and commercial activity. Its prime location offers excellent connectivity to nearby towns, with international schools, supermarkets, and essential amenities close by. It's a short drive to Puerto Banús, the Nueva Andalucía Golf Valley, and the beach, making it an attractive area for business owners. The A-7 coast road connects Guadalmina to Marbella and Estepona in just 15 minutes, and the AP-7 motorway provides easy access to Malaga Airport. Local shops, cafes, and restaurants complete the area's appeal. This is a fantastic opportunity for any business looking to establish itself in a prime, well-connected location with excellent potential for growth and visibility. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.

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