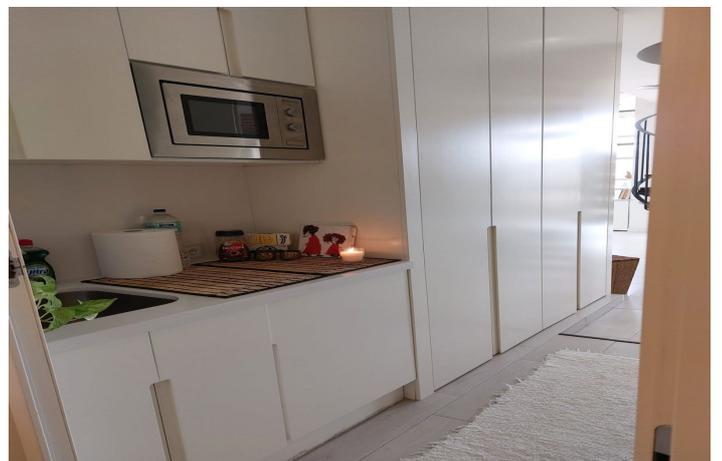
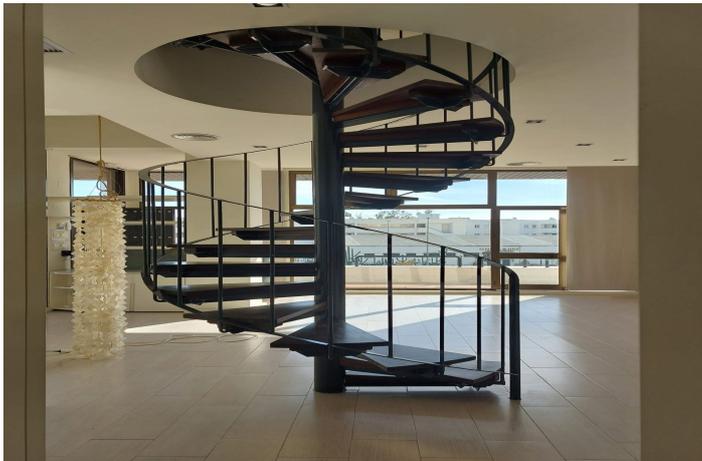




# Office for sale in Guadalmina Baja, Marbella

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:

### Features

Lift  
Near Transport  
Fitted Wardrobes  
WiFi

### Setting

Commercial Area  
Close To Golf  
Close To Shops  
Close To Town  
Suburban  
Village

### Kitchen

Fully Fitted

### Utilities

Electricity  
Gas

### Orientation

South

### Condition

Good  
Excellent  
Recently Refurbished  
Recently Renovated

### Security

Alarm System

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Furniture

Fully Furnished

### Parking

Open  
Street