

## Commercial for sale in Marbella East, Costa del Sol

1 Bathrooms | 164 m<sup>2</sup> Interior | 36 m<sup>2</sup> Terraces | **Garden** Yes  
€ 730 IBI | € 290 Community fees



### Property Description

Unique opportunity in Elviria! We present this stunning 164 sqm commercial premises, located in one of the most sought after and busy areas of the city. With a large terrace of 36 m<sup>2</sup>, this space is ideal to attract customers and enjoy the outdoor environment. The store has two large storefronts at the front and one at the back, ensuring exceptional visibility from any angle. Its corner location at street level makes it a strategic point for any type of business.

The interior is in perfect condition, distributed on one floor and a bathroom, offering versatility to suit your needs. It also has a large warehouse in the basement, ideal for managing stock efficiently. The 8 linear meter facade is complemented by heating, air conditioning and alarm systems, ensuring comfort and security at all times. Do not miss this investment opportunity in a privileged commercial enclave.



KLARIUM  
LIVING

€ 730,000

Ref: KLA25009

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