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# NUEVA ANDALUCÍA

| bedrooms | bathrooms | built m² | terrace m² |
|---|---|---|---|
| <--- | --- | 115 | 80 |

## COMMERCIAL IN NUEVA ANDALUCÍA

Introducing a prime office space for sale, strategically positioned just 2 minutes from Centro Plaza in the vibrant hub of Puerto Banus, where foot traffic thrives and potential clientele abound. This two-floor office presents a versatile layout that effortlessly accommodates various business needs, offering the flexibility to be easily separated into two distinct entities or configured into three separate office rooms per level. Upon entry, the office exudes a sense of modern professionalism, with ample natural light illuminating the expansive interior. The main floor welcomes visitors with a functional layout designed to maximize productivity and workflow efficiency. Whether you envision an open-concept workspace or individual office suites, the possibilities are endless. One of the standout features of this office is the sprawling balcony, providing a coveted outdoor extension perfect for brainstorming sessions, client meetings, or simply soaking in the energizing ambiance of Puerto Banus. With ample space for expansion or creative outdoor working arrangements, the balcony adds both versatility and charm to the workspace. Ascend to the second floor to discover additional room for growth and innovation, where a similar layout awaits, complete with the potential to customize the space according to your specific business requirements. Strategically positioned to capture the attention of passersby and capitalize on the bustling activity of Centro Plaza, this office offers unparalleled visibility and accessibility for businesses seeking to establish a prominent presence in Puerto Banus. Whether you're a budding entrepreneur looking to launch your venture or an established business seeking a strategic location to thrive, this office presents a unique opportunity to position yourself at the heart of one of Marbella's most dynamic commercial districts. Embrace the potential of this exceptional office space and unlock a world of possibilities in Puerto Banus. This unit can also be sold as a 3 bedroom duplex apartment for renovation.

| community | garbage | ibi | price |
|---|---|---|---|
| --- | --- | --- | 445,000 € |