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CABOPINO

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# LOKAL U■YTKOWY W CABOPINO

A Unique Opportunity in Cabopino! Your Ideal Commercial Space Awaits. Imagine a versatile space where the sea breeze blends with a natural setting, surrounded by exclusive urbanizations with villas, pools, and golf courses, just minutes from Calahonda Beach. All of this, located within a bustling commercial center. THIS IS THE SPACE YOU'VE BEEN LOOKING FOR. This property, currently set up as an office, offers far more. With its unbeatable location, it provides endless possibilities for those seeking a functional, attractive, and adaptable space for a variety of commercial activities. Built in 2001, this space is situated in a commercial center. It occupies a corner created by merging two units, forming a triangular layout that spans both the ground floor and basement. This configuration offers two street-facing facades of **29 meters and 26 meters**, Its excellent condition and quality features make it especially attractive. Its location is excelent, with direct access from the highway A7, just 300 meters away, and only 800 meters from Calahonda Beach and the Cabopino Marina. KEY FEATURES With a total surface area of **421 m²**, distributed between the ground floor and basement - **Ground Floor (203 m²)**: A spacious, bright open-plan area with large windows that allow plenty of natural light. - **Basement (218 m²)**: A spacious, open-plan area, ideal for storage, etc. - **Parking Spaces**: The property includes **two parking spaces**, each approximately **13 m²**, located in the basement with independent access. CURRENT LAYOUT Currently set up as office headquarters, the property features the following layout: - Ground Floor: 203 m² with 5 offices of various sizes, a reception area, and 3 individual bathrooms. All offices, except for the office, have large windows, providing natural light and ventilation throughout the day. - **Basement**: Accessed via a comfortable staircase to a spacious **218 m²** open-plan area, perfect for storage, exhibitions, or workshops. EXCELLENT QUALITY AND FINISHES The property is in excellent condition, featuring high-quality materials: - Climalit windows with imitation wood finishes and tilt-and-turn functionality. - False ceiling with lighting and air-conditioning ducts (cold and hot air). - Network cabling in all offices with a distribution cabinet in the general office. - Two street-level entrances, one double-leaf, both made of solid wood. - Porcelain stoneware floors on the ground floor and ceramic tiles in the basement. - Solid wood interior carpentry with solid doors. LOCATION AND COMMUNICATIONS - Just **300 meters** from the A7 (N340), providing easy access to the entire Costa del Sol. - Only **40 minutes** from Málaga Airport and the María Zambrano train station. NEARBY SERVICES AND AMENITIES - Just minutes from the golf course, gas station, supermarkets, and the Los Cipreses and Campanario shopping centers - Nearby medical centers such as the Centro Médico El Campanario, Calahonda Medical Centre SALE PRICE The sale price does not include taxes, nor other transaction costs (registration, notary, management fees). The FIA document is available according to the Decreto 218/2005 of the Junta de Andalucía.

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