

+34 604 489 646



info@luxury-realty.com

Commercial in Marbella

Reference: R5423146



Bedrooms: by request
Status: Sale

Bathrooms: 1
Property Type: Commercial
Parking places: by request

M² Build size: 50

Price: 215,000 €
M² Plot Size:



Overview:## Investment Opportunity in Marbella – Two Combined Commercial Premises with Multiple Possibilities

Two adjoining commercial premises are offered for sale in the well-established Divina Pastora neighborhood, one of Marbella's most traditional residential areas. Located just a few minutes from the city center and surrounded by all essential amenities, this area benefits from a strong local community, excellent services, and ongoing commercial activity. The property offers a spacious and versatile layout thanks to the combination of both units, providing a wide range of possibilities to suit different projects and investment strategies. It is ideal both for operating a business and for investors seeking an asset with strong rental and capital appreciation potential. In addition, there is the possibility of exploring a change of use to residential accommodation or the creation of several residential units, subject to obtaining the relevant planning permissions, licenses, and approvals from the competent authorities. **##**

Key Features

- * Excellent location close to Marbella town center.
- * Area with strong residential and commercial demand.
- * Flexible layout with multiple distribution and development possibilities.
- * Ideal for investment purposes or income generation.
- * Potential conversion to residential use, subject to planning regulations and municipal approval.

Taxes and Purchase Costs The asking price is ****€225,000****. The advertised price does not include taxes or costs associated with the purchase. The following figures are provided for guidance only: **####** Property Transfer Tax (ITP – 7%) * $€225,000 \times 7\% = \textbf{**€15,750**}$ **####** Notary Fees (approximately 0.3% – 0.5%) * Minimum: ****€675**** * Maximum: ****€1,125**** **####** Land Registry Fees (approximately 0.1% – 0.3%) * Minimum: ****€225**** * Maximum: ****€675**** The amounts shown are indicative only and may vary depending on the specific circumstances of the transaction. ****No real estate agency fees are payable by the buyer for the purchase of this property.****

Features:

Investment