

MARBELLA

1 490 000 €

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Prime Seafront Commercial Premises Situated just behind the seafront promenade, these exceptional commercial premises occupy a privileged position with direct sea views, excellent visibility and constant high pedestrian traffic. The street-level setting and impressive 30-metre shopfront create a prominent commercial presence with strong exposure. With 214 m² of built area, generous dimensions and sea views from within, the premises offer excellent layout potential for a wide variety of commercial activities. Their accessible street-level position, high visibility and included private parking space further enhance the practicality of this seafront setting. Important consideration: The premises do not have a smoke extraction system. Highlights : - Prime seafront position — Situated just behind the seafront promenade. - Sea views — Direct sea views and views from within the premises. - Built area — 214 m² of commercial space. - Street-level setting — Conveniently positioned at street level. - Shopfront — Impressive 30-metre frontage. - Visibility and footfall — Excellent visibility and constant ■high ■pedestrian ■traffic. - ■Layout potential ■— ■Generous ■dimensions ■suitable ■for a ■wide ■variety of ■commercial ■activities. - Parking ■— ■Private ■parking ■space included. - Smoke ■extraction ■— ■smoke ■extraction ■system ■installed.

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