


MARBELLA

565 000 €

[redacted] R5512915

# [redacted] Marbella

| 4 | 1 | 97 m² |
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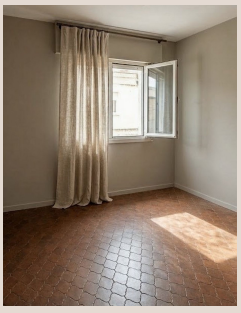
| [redacted] | [redacted] | [redacted] |













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A Versatile 95 m² Space in the Centre of Marbella – Two Minutes from the Beach High demand, low supply, and a short walk to the sand: a strategic opportunity in one of the parts of Marbella Centro where space is scarce and value per square metre is strong. On the third floor of a building with a lift, on a quiet street, this 95 m² property is laid out as four rooms plus a main living area and a bathroom. The plan is flexible — for redistribution, for professional use, or for residential living. It works well as offices (law, architecture, medical practice, administration) for anyone who needs a representative address in the urban and commercial core. It also suits a permanent home for those who want the centre with every service on the doorstep, or a renovation project aimed at long-term or corporate rental yield. All urban services, public transport, banks and restaurants are around ■you. ■Parking ■can ■be rented ■in ■a ■nearby ■car ■park. Community ■fees ■include water. A ■versatile ■asset where ■location, ■size ■and ■limited supply support ■steady ■value ■over ■time. Viewing ■highly ■recommended.

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