

OFFICE IN LA RESERVA DE MARBELLA – MARBELLA

Av. Aljaima, 29604 Marbella, Málaga, España

3.000.000 €



Carolina Valcarce
Property Advisor

carolina@fortunyhogaresunicos.com
https://www.fortunyhogaresunicos.com/en//ref/C345V
+34 619 23 80 78
+34 951 43 50 90

The essentials

Type of operation: Venta

Area: 204 m²

Lot size: 183 m²

Plot: 9720

Bedrooms: 0 beds

Bathrooms: 1 bath

Floors: 1 floor

Garage: 1

Storage room: 1

CEE: En Trámite

Status: Excellent

Category: Office

ID property: C345V

Main features

Features: Air conditioning / Heating, Marble floor, Parking, Private Garden, Storage room

EXCEPTIONAL, LUXURIOUS AND SPACIOUS OFFICE WITH LARGE PLOTS AND TROPICAL GARDENS IN THE HEART OF THE COSTA DEL SOL, LA RESERVA DE MARBELLA. GREAT INVESTMENT OPPORTUNITY. Fortuny Hogares Únicos presents this **spectacular, luxurious, spacious office with a private green plot** in one of the most exclusive and sought-after areas, La Reserva de Marbella. It is a superb investment opportunity in the heart of the Costa del Sol with all services nearby. **The southwest-facing office is situated on a large green plot of 9.720m2 with a 204m2 total constructed area** divided into a spacious and luxurious reception and waiting area, two meeting rooms, five offices, an archive room and a complete bathroom serving all the rooms. The office has large windows that provide plenty of natural light and spaciousness.
Approved compatible uses: sports, cultural, religious, hospitality, and parking. The maximum permitted occupancy for the set of these uses is up to 20% of the green area, equivalent to 1,944m² of the total plot extension.
The spectacular office has a large facade of 80m2 with excellent visibility to the A-7 motorway. **Built in 2006, it has the best qualities**. Among them, we highlight marble floors, air conditioning cold/heat by ducts and split, hot water, security systems, fire extinguishers, and emergency exit lights. The exterior is beautiful, with **beautiful tropical gardens, mature vegetation and lawns**. The property has a **large outdoor parking area and a storage room**. We present an exceptional office with great possibilities for any business that wants to stand out in La Reserva de Marbella. Energy certificates in progress. By the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumer that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT). Please do not hesitate to contact us for further information. We will be happy to help you.



