

Commercial Plot For Sale

€185,000

La Duquesa, Costa del Sol

Ref: APEX04323457

Price Reduced - Completely refurbished local in La Duquesa for sale (ready to move into). Corner location with high visibility located in La Duquesa in a commercial plaza that is popular with local residents and is within walking distance to La Duquesa marina. There is plenty of nearby parking for visiting clients and staff. It is currently operated by a successful business that is shortly moving to a new office. It is ready to move into without any delays, with an existing town hall licence. It has a covered portico external area of circa 10 sqm and a total internal area of 55 sqm which are smartly organised into the following: - Waiting room with sofa. - Reception desk - Comfortable space with workstations for a team of 7-9 staff - Back-office corridor with floor-to-ceiling storage -...

Telephone: +34 691 71 05 45

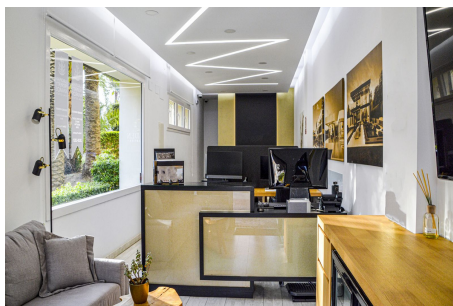
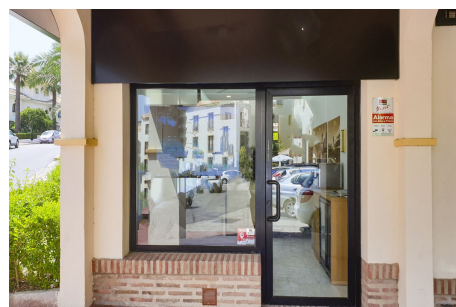
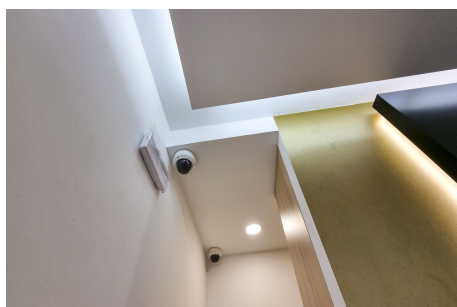
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APEX Marbella Property CC Doña Pepa. Local 6, La Reserva de

Marbella - 29604, Marbella - Málaga



Gallery



Property Description

Location: La Duquesa, Costa del Sol, Spain

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It is currently operated by a successful business that is shortly moving to a new office. It is ready to move into without any delays, with an existing town hall licence.

It has a covered portico external area of circa 10 sqm and a total internal area of 55 sqm which are smartly organised into the following:

- Waiting room with sofa.
- Reception desk
- Comfortable space with workstations for a team of 7-9 staff
- Back-office corridor with floor-to-ceiling storage
- Kitchen.
- Guest toilet.

This local was completely refurbished in 2018 with a total reform, that included the following new facilities:

- Electricity cabling for interior and external signs (by professional electrician)
- Stylish ceiling with LED light effect,
- High-speed internal IT network and fibre-optic
- Air-conditioning (hot/cold) in working order
- Alarm system (with cameras, sensors and connection to police/security).
- Additional internal cameras with remote access/data storage.
- Kitchen (fitted with dishwasher, sink, induction hobs and microwave)
- Bathroom (with high quality fittings and extractor)
- Compliance with regulations & licence (extinguishers, fire escapes, signage, etc.).

It could be possible to sell the local with all existing signage (to be rebranded), furniture and appliances (except computers). Furniture is of high quality and includes several unique pieces, such as solid oak desks, drawers and reception counter.

Excellent opportunity for business, such as an office, interior designer, real estate, property manager, architect, lawyer, accountant, etc.

Contact us for a visit or more information (it can be shown Monday-Friday during normal work hours).

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Additional Info

For Sale	Baths: 1	Type: Commercial Plot
Area: 65 sq m	Setting: Commercial Area	Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Marina	Urbanisation	Orientation: East
South	Condition: Excellent	Recently Renovated
Recently Refurbished	Climate Control: Air Conditioning	Hot A/C
Cold A/C	Views: Courtyard	Covered Terrace
Fitted Wardrobes	Private Terrace	WiFi
Restaurant On Site	Fiber Optic	Furniture: Fully Furnished
Kitchen: Fully Fitted	Garden: Communal	Landscaped
Security: Alarm System	Safe	Parking: Street
More Than One	Utilities: Electricity	Drinkable Water
Telephone	Category: Investment	Resale
Internal Area : 65 sq m		

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