+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Commercial in Marbella

Reference: R5423146

Bedrooms: by request | Bathrooms: 1 | M²: 50 | Price: 215,000 €

Status: Sale | Property Type: Commercial | Parking places: by request | Printing day : 14th November 2026

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 × 7% = **€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