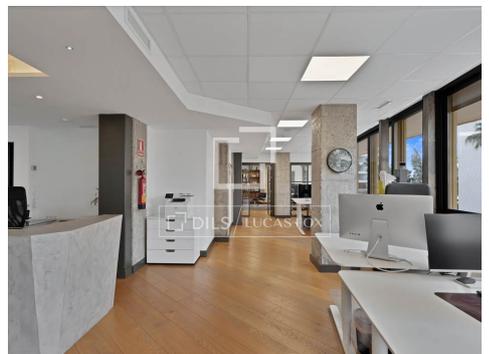
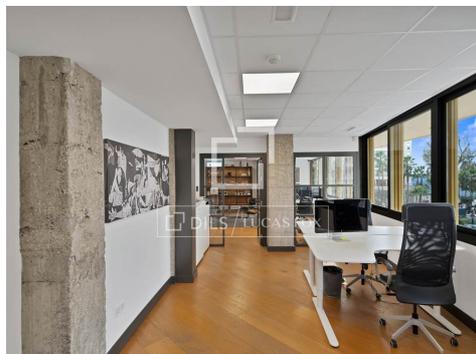
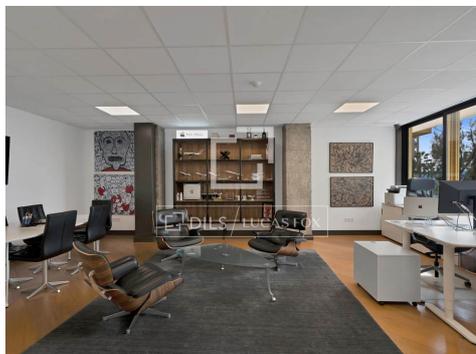


Co-ownership opportunity €1,900,000 Office - For sale - New listing  
**Office for sale in East Marbella, Costa del Sol**

Spain » Costa del Sol » Marbella » East Marbella » 29600

1                    240m<sup>2</sup>  
Bathrooms      Floorplan



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Co-ownership opportunity €1,900,000 Office - For sale - New listing  
**Office for sale in East Marbella, Costa del Sol**

**Exclusive 218 m<sup>2</sup> office for sale on Marbella's prestigious Avenida del Mar, with spectacular views of the sea and the iconic Salvador Dalí exhibition square. Completely renovated with high-end materials, soundproofed and designed**

This exceptional 218 m<sup>2</sup> professional study is located in one of Marbella's most prestigious locations: the iconic Avenida del Mar, an elegant pedestrian promenade that connects the historic center with the seafront promenade and is home to Salvador Dalí's renowned outdoor sculpture collection.

The property boasts spectacular views of the sea and the sculpture plaza, in an area surrounded by four- and five-star hotels, fine dining restaurants, exclusive boutiques, the City Hall, administrative offices, notaries, and the Land Registry. It is a prime location that combines business prestige, art, and excellent transport links in the centre of the city.

The office has been completely renovated with high-quality materials and sound insulation, prioritizing the entry of natural light and creating a bright, elegant and highly functional work environment.

The layout has been carefully designed to accommodate different work styles. It features a spacious executive study of approximately 40 m<sup>2</sup>, which includes a meeting area with a main table for six people and a more informal side table for three, ideal for internal meetings or more relaxed gatherings.

In addition, it has a separate study with capacity for four people, two individual offices, and an open work area prepared to accommodate up to six independent workstations (currently configured with four). There is also a separate meeting room, equipped with a projector and soundproofing, perfect for presentations, video conferences, or confidential meetings.

The entrance area offers a reception desk, space for an additional workstation and a comfortable waiting area for visitors, creating an excellent corporate image from the first moment.

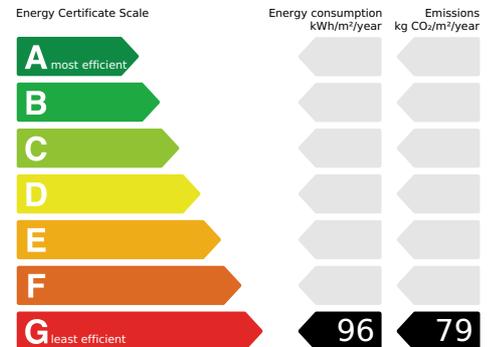
The office is completed with a large, fully equipped kitchen, two bathrooms, and a separate technical room for servers and computer equipment.

Comfort and technology have been carefully integrated throughout the space. The heating and cooling system features independent sensors for each areas, allowing for efficient temperature regulation based on the use of each area. Additionally, the entire perimeter of the office is equipped with programmable automatic blinds that can be activated individually or simultaneously according to the time of day or light intensity.



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- Waterfront, Lift, Wooden flooring,
- Natural light, High ceilings,
- Modernist building, Storage room,
- Service lift, Renovated,
- Panoramic view, Open kitchen,
- Near international schools, Library,
- Heating, Gated Community, Exterior,
- Equipped Kitchen, Double glazing,
- Domotic system,
- Co-ownership opportunity, City views,
- Built-in wardrobes, Air conditioning



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In terms of security, the property has a camera system, an intrusion alarm, all permits and fire safety inspections up to date, as well as a defibrillator installed in the kitchen. It also has a second emergency entrance, providing an additional level of security and functionality.

The building has recently been updated and adapted for people with reduced mobility, with a renovation of its main access carried out less than a year ago.

Another particularly practical aspect is the immediate proximity to a 24-hour monitored underground public parking lot, with the possibility of agreements or vouchers for office users and visitors.

A unique opportunity to establish a business or corporate headquarters in one of Marbella's most representative and exclusive locations, where functionality, corporate image and artistic environment combine perfectly.

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