Commercial in Nueva Andalucía – –

Bedrooms	**6**	Bathrooms	**1**	Built	**390m2**	Terrace	**0m2**
R5492188		**property**		**Nueva Andalucía**		**1.795.000€**	

Domotics Domotics Fiber Optic
Near Transport Private Terrace Storage Room
WiFi Wood Flooring

Located in one of the busiest commercial areas of Nueva Andalucía, this exceptional office offers an ideal working environment just minutes from Puerto Banús, Marbella, and a wide range of restaurants, cafés, banks, and everyday services. Combining elegant contemporary design with luxury finishes and state-of-the-art technology, it is perfect for companies seeking an inspiring and representative headquarters. With approximately 390 m² built, the office has been carefully designed to balance functionality, comfort, and refined aesthetics. The layout comprises six private offices, a spacious meeting room, an elegant reception area, a fully equipped kitchen, a guest toilet, a full bathroom with shower, a storage room, two private terraces, landscaped gardens, and two independent entrances, providing flexibility for different business needs. The interiors showcase a carefully selected palette of premium natural materials. Warm oak flooring runs through the reception, corridors, meeting room, kitchen, and offices, while the main office features an elegant honed limestone floor, creating a distinctive and sophisticated working environment. Floor-to-ceiling oak doors reinforce the contemporary architectural style, complemented by slender black steel-framed terrace doors that maximize natural light. Both the guest toilet and the bathroom have been finished with high-quality natural stone and luxury fittings, including Villeroy & Boch and Geberit sanitaryware, premium Dornbracht and Hansgrohe taps, and custom stone and marble sinks, reflecting the same attention to detail found throughout the property. The kitchen is fully equipped with integrated Whirlpool appliances, offering a practical and stylish space for staff and client service. Technology plays a central role in the office design. A Lutron home automation system manages the lighting, curtains, and blinds, while integrated air conditioning with Airzone controls ensures maximum comfort throughout all work areas. A sophisticated sound system includes concealed ceiling speakers, Bang & Olufsen audio in key areas, Yamaha amplification, and outdoor speakers on the terraces. The meeting room is fitted with an 86-inch collaborative screen with an integrated PC and videoconferencing tools, creating an ideal setting for presentations and hybrid meetings. The two private terraces extend the workspace outdoors, offering pleasant areas for informal meetings, client receptions, or staff breaks in a peaceful, greenery-filled setting. The current layout also offers the possibility of creating a seventh private office by reconfiguring the main office, providing additional flexibility to support future growth. Combining premium finishes, cutting-edge technology, generous proportions, and an excellent location near ?Marbella's ?business ?and ?leisure ?areas, this extraordinary office represents ?a ?unique ?opportunity for companies ?seeking a headquarters in ?a prestigious and highly ?functional ?location ?on ?the ?Costa ?del ?Sol.