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Commercial in Estepona

Reference: R2849219



Bedrooms: by request

Bathrooms: by request

M² Build size: 550

Price: 2,500,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:









Overview:

Luxury Realty proudly presents an extraordinary commercial property situated directly on Estepona’s esteemed Paseo Marítimo, a true jewel of the Costa del Sol in Southern Spain. This is not merely a commercial unit; it's a strategic investment in one of Europe's most sought-after destinations. Estepona, known as the 'Garden of the Costa del Sol,' beautifully blends traditional Andalusian charm with modern sophistication. Its pristine beaches, award-winning marina, world-class golf courses, and a meticulously preserved historic old town attract millions annually, making it a prime location for both tourism and high-end living. The Paseo Marítimo itself is the vibrant heart of the town’s leisure, offering breathtaking Mediterranean views and constant footfall from locals and international visitors. This is precisely where your next significant investment opportunity awaits.

This exceptional commercial space boasts a truly unique and highly advantageous dual-access configuration. Its primary facade enjoys an unrivalled position, directly facing the shimmering Mediterranean Sea and the lively activity of the Paseo Marítimo. This direct beach frontage guarantees maximum visibility and exposure to a continuous stream of pedestrians, day and night, ensuring your business captures a diverse audience. The strategic advantage of this front-facing aspect cannot be overstated. Beyond this captivating front, the property benefits from a secondary access point located at its rear. This rear entrance opens directly onto a charming, bustling small square, renowned for its array of popular restaurants and vibrant evening ambiance. This dual access provides unparalleled flexibility for business operations, allowing for distinct customer flows or separating service and delivery areas with ease. Such a configuration is incredibly rare and immensely valuable, offering a dynamic environment that can cater to various business models simultaneously. The synergy between the tranquil beachside promenade and the energetic restaurant square amplifies the property's appeal and commercial viability.

Currently, the commercial unit is securely leased to a well-established Chinese shop, providing an immediate and stable rental income for the discerning investor. This existing tenancy offers a significant advantage, delivering a secure revenue stream from day one without the need for immediate operational setup or tenant search. It underscores the property's proven commercial viability and its attractiveness to businesses seeking prime locations. The continuity of this income stream provides peace of mind and financial stability, making this an ideal turnkey investment. While the current arrangement is highly profitable, the intrinsic value of this location and its adaptable layout truly shine through its future potential.

Indeed, one of the most compelling aspects of this property is its inherent suitability and immense potential for conversion into a high-end restaurant or sophisticated culinary establishment. Demand for exquisite dining experiences along Estepona’s coastline is ever-growing, driven by affluent residents and a constant influx of tourists. With its front directly facing the beach, offering potential for stunning al fresco dining with sea views, and its rear access opening onto an existing vibrant restaurant square, the property is perfectly positioned to capitalize on this culinary demand. Patrons could enjoy a leisurely lunch overlooking the Mediterranean or a sophisticated dinner amidst the lively square. The surrounding area's established culinary scene provides a ready-made ecosystem for a new gastronomic venture to thrive. This strategic location offers an unparalleled opportunity to create a landmark dining destination that benefits from both the serene beauty of the beach and the energetic social hub of the square. The potential for high revenue generation from such an establishment in this prime spot is exceptional, promising substantial returns for an ambitious restaurateur or visionary investor.

Investing in this commercial property on Estepona’s Paseo Marítimo is more than acquiring real estate; it is securing a piece of the thriving Costa del Sol economy. It offers a unique blend of immediate rental income, unparalleled location advantages, and substantial appreciation potential in a market renowned for its stability and growth. This is a rare chance to own a versatile asset in a location that guarantees visibility, footfall, and prestige. Whether you are looking to expand an existing portfolio, seeking a prime location for a new business, or envisioning Estepona's next iconic dining experience, this property presents an unmatched proposition. Luxury Realty invites serious investors and visionary entrepreneurs to explore this extraordinary opportunity. Do not miss the chance to position your investment at the very heart of Estepona's vibrant commercial and leisure landscape. Contact us today to arrange a private viewing and discover how this exceptional property can align with your investment goals.

Features:

Beachfront, Air conditioning, Heating, Sea views, Alarm system, Parking, Investment