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Luxury Realty
real estate

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Commercial in Estepona

Reference: R4677988



Bedrooms: by request
Bathrooms: 2
M² Build size: 786
Price: 1,695,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty proudly presents a truly exceptional investment opportunity nestled in the vibrant heart of Estepona, a jewel of the Costa del Sol in Southern Spain. This distinguished property offers a coveted position, just a mere 200 meters from the sun-drenched Mediterranean coastline, placing it at the epicentre of urban convenience and coastal charm. Estepona, often celebrated as the "Garden of the Costa del Sol," has cultivated a reputation for its beautifully preserved old town, adorned with vibrant flowerpots, its pristine beaches, and a bustling marina. Owning a property here means embracing a lifestyle where every amenity is within effortless reach, eliminating the need for a car to explore the myriad of boutiques, gourmet dining establishments, and vibrant cultural venues that define this enchanting Spanish town.

The strategic location of this asset is truly a cornerstone of its appeal. Estepona provides an idyllic blend of traditional Andalusian character and modern sophistication. Its proximity to world-renowned destinations like Marbella and Puerto Banús, along with excellent connectivity to Malaga International Airport, underscores its international allure. This makes it a highly desirable location for discerning tourists, expatriates seeking a permanent residence, and businesses looking to establish a foothold in a thriving economic region. The year-round mild climate further enhances its attractiveness, ensuring a consistent stream of visitors and residents eager to experience the quintessential Southern Spanish lifestyle.

This unique offering comprises three substantial and distinct levels within a prominent building: a spacious BASEMENT, a versatile GROUND FLOOR, and a desirable FIRST FLOOR. It is crucial for prospective investors to understand that this particular opportunity encompasses these three specific floors, providing a self-contained and manageable project for transformation. While the larger building may extend to higher levels, floors two and three are not part of this exclusive offering, allowing for a focused approach to development and design for the acquired space. Each level presents a blank canvas, ripe for a meticulous redesign tailored to a bespoke vision, promising substantial returns for the discerning investor.

The inherent value of this property is significantly amplified by its incredible transformation potential. Far from being a mere renovation project, this is an opportunity to sculpt a tangible asset with enduring legacy. Furthermore, the property benefits from possessing two separate title deeds, a feature that provides remarkable flexibility for future development. This legal distinction means the property could potentially be subdivided, allowing for diversified income streams or phased development, an advantage rarely found in such prime locations. Imagine the possibilities: from creating multiple, independent luxury apartments to establishing a unique commercial enterprise, the structural integrity and legal framework of this property lay a solid foundation for ambitious plans.

The true brilliance of this investment lies in its boundless potential for diversification and significant revenue generation. With strategic planning and imaginative execution, this property can be transformed into a multifaceted enterprise designed to cater to the burgeoning demands of Estepona's dynamic market. One highly lucrative avenue is its conversion into several high-end apartments. Given Estepona's popularity as a holiday destination and a growing hub for long-term expatriate residents, there is an unwavering demand for quality rental accommodation, both for short-term holiday lets and extended stays. Each apartment could be designed to offer modern comforts and luxury finishes, commanding premium rental rates and ensuring a robust return on investment for years to come.

Alternatively, for those with a passion for hospitality, this property presents an unparalleled opportunity to establish a charming boutique hotel or an exclusive bed and breakfast. The appeal of a personalized, intimate lodging experience continues to grow, particularly in picturesque towns like Estepona. A thoughtfully designed boutique establishment could offer unique suites, personalized service, and an authentic local experience, attracting discerning travellers seeking more than just a standard hotel stay. The ground floor could house a welcoming reception and communal areas, while the first floor and basement could be artfully converted into guest rooms and service facilities, creating a cohesive and inviting guest experience.

The prime ground-floor location, coupled with excellent visibility and foot traffic, also positions this property perfectly for a prestigious restaurant or a sophisticated culinary establishment. Estepona’s gastronomic scene is flourishing, and a new, well-conceived restaurant or cafe could quickly become a local favourite and a tourist magnet. The basement could serve as an ideal space for a state-of-the-art kitchen, storage, and staff facilities, leaving the ground floor free for an elegant dining room, bar area, and potentially charming al-fresco seating, capitalising on the glorious Andalusian climate. Such an venture would not only generate substantial income but also contribute to the vibrant pulse of the town centre.

Furthermore, in an evolving professional landscape, the property could be meticulously converted into modern offices or dedicated co-working spaces. As Estepona continues to attract international businesses and digital nomads, there is an increasing need for premium, centrally located commercial premises. The flexibility offered by the two separate title deeds could even allow for a hybrid model, perhaps combining a ground-floor commercial unit with residential apartments or offices on the upper floor, thus maximising both utility and income potential. This strategic investment offers the chance to cater to diverse market segments, ensuring resilience and adaptability in a dynamic economy.

It is important to acknowledge that any significant transformation would require obtaining the necessary municipal licenses and permits, a standard procedure for projects of this scope. However, the foundational attributes of this property – its unparalleled location, substantial size, and the inherent flexibility provided by its dual title deeds – create a compelling argument for its immense potential. This is more than just a property acquisition; it is an invitation for visionary investors to shape a remarkable future in one of Southern Spain's most beloved coastal towns. We invite you to explore this rare chance to acquire a tangible asset with boundless possibilities, promising not just a significant return on investment, but also an enduring legacy in the heart of Estepona.

Features:

None, Lift, Investment, Resale