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Commercial in Estepona

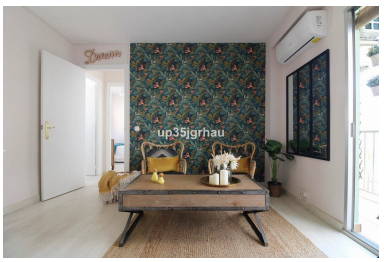
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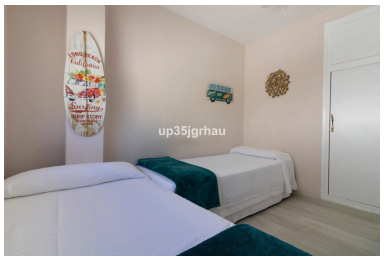


Bedrooms: 7	Bathrooms: 7	M² Build size: 499	Price: 3,995,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size: 116













Overview:

Luxury Realty proudly presents an extraordinary investment opportunity in Estepona, Southern Spain – a magnificent, multifaceted building positioned directly on the beachfront, at the vibrant heart of the historic Old Town. This prestigious property offers an unparalleled blend of commercial dynamism and exclusive residential living, making it a rare find in one of the Costa del Sol's most cherished destinations. Estepona, famed for its authentic Andalusian charm, flower-adorned streets, and pristine coastline.

Nestled on a charming pedestrian street, this building benefits from an unbeatable location surrounded by boutique hotels, gourmet restaurants, and bustling tapas bars. This creates a vibrant atmosphere, establishing the property in Estepona's most beautiful and commercially sought-after area. Continuous foot traffic, combined with its direct proximity to the sea, ensures consistent demand for both its commercial and residential offerings.

The ground floor hosts a spacious 116 m² commercial premises, currently thriving as a popular bar-restaurant. This established business unit provides an immediate, substantial revenue stream, capitalizing on its prime beachfront and Old Town position. Its generous dimensions and strategic placement offer significant potential for various entrepreneurial ventures, enhancing the building's appeal.

Above the vibrant commercial space, the building offers seven elegantly appointed residential units. This includes six exquisite 45 m² apartments and a magnificent 50 m² penthouse featuring a private 50 m² terrace. Each unit is thoughtfully designed with one spacious bedroom, a contemporary living room, a modern bathroom, and a fully fitted kitchen. These residences are presented fully furnished, with sophisticated aesthetics and modern conveniences for immediate occupancy or premium rental.

Residents and guests enjoy enchanting lateral sea views from many apartments, offering a constant connection to the Mediterranean, while others provide captivating urban vistas. Recently renovated to an excellent standard, the building blends contemporary elegance with historic charm. Modern amenities include a lift, fitted wardrobes, comprehensive air conditioning, satellite TV, high-speed fiber optic internet, and double glazing. Private and covered terraces, a solarium on the penthouse, storage rooms, and utility spaces further enhance the living experience. Security is paramount, with an entry phone system and 24-hour provisions.

This property stands out as an exceptional investment opportunity due to its coveted tourist license, enabling immediate and legal short-term rental operations. The combination of its frontline beach location, Old Town pedestrian appeal, and proximity to major attractions guarantees high occupancy rates and outstanding rental profitability. The robust demand for luxury short-term accommodations in Estepona, a premier destination on the Costa del Sol, ensures a strong and secure return on investment for any portfolio. This is more than just a property; it is a meticulously renovated, income-generating luxury complex in the beating heart of Southern Spain.

Property Specifications:

Location: Frontline Beach, Estepona Historic Old Town, Commercial Area, Beachside Village, Close to Shops & Sea. Southern Spain, Costa del Sol.
Units: 7 Residential (6 x 1-bed apartments (45 m²), 1 x 1-bed penthouse (50 m²)) + 1 Commercial Premises (116 m²).
Total Built Area: 499 m².
Terrace: 50 m² (private penthouse).
Condition: Excellent, Recently Renovated.
Views: Panoramic Urban, Street, Lateral Sea.
Features: Lift, Fitted Wardrobes, Covered/Private Terraces, Solarium, Air Conditioning, Fully Furnished, Fully Fitted Kitchen, Satellite TV, WiFi (Fiber Optic), Storage/Utility Rooms, Ensuite Bathroom, Double Glazing.
Security: Entry Phone, 24 Hour Security.
Utilities: Electricity, Drinkable Water, Telephone.
Investment Category: Beachfront, Investment, Luxury, Exceptional Value.

Features:

Beachfront, None, Air conditioning, Lift, None, 24H Security, Investment, None