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Commercial in Estepona

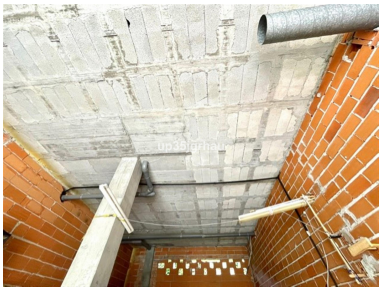
Reference: R4821982



Bedrooms: by request
Bathrooms: by request
M² Build size: 85
Price: 329,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:











Overview:

Luxury Realty proudly presents an exceptional commercial space available for both sale and rent, situated in one of Estepona's most vibrant and sought-after districts. This fantastic property offers an unparalleled opportunity for entrepreneurs, investors, or established businesses looking to capitalize on the burgeoning appeal of Southern Spain's renowned Costa del Sol. With its prime location, versatile layout, and attractive pricing, this commercial unit is poised to become a cornerstone for success in a dynamic market.

An Unrivaled Location: Estepona's Thriving Commercial Hub

Nestled within Estepona, a jewel of the Costa del Sol in Southern Spain, this commercial unit boasts an enviable position that guarantees visibility and high foot traffic. The property is strategically located in the popular Huerta Nueva area, a district known for its lively atmosphere and convenient access to essential amenities. Furthermore, its proximity to "Ruta La Plata" signifies a prominent address, ensuring easy access for both local residents and the steady stream of tourists that flock to Estepona year-round.

Estepona itself is a city celebrated for its charming old town, pristine beaches, and expanding modern infrastructure. It skillfully blends traditional Andalusian culture with contemporary living, making it an attractive destination for families, retirees, and young professionals alike. The property's setting is distinctly commercial, placing it directly amidst a bustling ecosystem of existing shops and acclaimed restaurants. This immediate neighborhood is a magnet for activity, providing a built-in customer base and a dynamic environment conducive to business growth.

Beyond the immediate commercial vibrancy, the location offers practical advantages. Being close to the sea, it benefits from the constant flow of beachgoers and holidaymakers. Its proximity to schools also suggests a steady influx of local families, broadening the potential customer demographic for various business types. The convenience of "Near Transport" ensures accessibility for staff and clients from various parts of Estepona and surrounding towns, solidifying its status as a truly connected and strategic commercial address.

The Property: Versatility and Premium Potential

This remarkable commercial unit spans a generous 85 square meters of built space, offering ample room for a diverse range of business ventures. What truly sets this property apart is its impressive ceiling height of 4.5 meters. This elevated vertical space provides an immediate sense of grandeur and openness, allowing for creative interior design solutions, the potential for mezzanine levels (subject to planning permissions), or simply providing a more spacious and inviting environment for customers and staff. Such a significant ceiling height is a rare and highly desirable feature in commercial properties, enhancing both aesthetic appeal and functional utility.

Classified as a "Restaurant" in its original description, the space is inherently suitable for culinary enterprises, whether it be a chic café, a gourmet eatery, or a vibrant tapas bar. However, its versatile layout and substantial dimensions lend themselves equally well to a multitude of other uses. Imagine a boutique retail store, a professional office, a specialized service provider, or even an art gallery – the possibilities are extensive. The "New Construction" condition ensures that the buyer or tenant benefits from modern building standards, requiring minimal initial investment in renovations and allowing for immediate occupancy and business operations.

Estepona: A Flourishing Destination and Prudent Investment

Estepona’s strategic position on the Costa del Sol, approximately equidistant from Malaga and Gibraltar airports, makes it a prime location for international investment. The region continues to experience significant growth, driven by a stable tourism industry and increasing expatriate population. Investing in commercial real estate here means aligning with a market that demonstrates resilience and promising returns.

The orientation of the property, South/South West, is highly desirable in Southern Spain. This aspect ensures abundant natural light throughout the day, creating a bright and welcoming atmosphere, while also contributing to energy efficiency. Essential utilities, including electricity and drinkable water, are readily available, guaranteeing seamless operation for any business.

Your Next Strategic Investment or Business Headquarters

This property is more than just a commercial space; it's a strategic investment opportunity. Offered for sale at an attractive price of €220,000, it represents a compelling proposition in the current market. For those seeking immediate returns or a flexible entry into the Estepona commercial scene, the option to rent at €600 per month, with a two-month deposit required, provides an accessible pathway.

Categorized as a "Bargain," "Investment," and "Reduced" opportunity, this listing from Luxury Realty highlights its exceptional value. It's an ideal choice for savvy investors looking to add a high-potential asset to their portfolio, or for entrepreneurs ready to establish their presence in a flourishing Mediterranean locale. Whether you envision a bustling restaurant, an elegant boutique, or a professional office, this property offers the foundation for success. Do not miss this chance to acquire or lease a premium commercial unit in one of Southern Spain's most dynamic coastal towns.

Features:

None, New development, Investment