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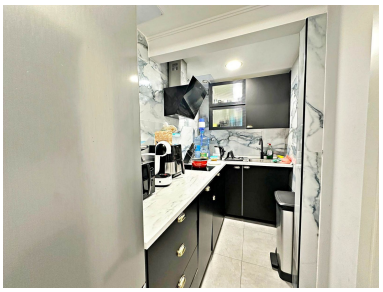
Commercial in New Golden Mile

Reference: R5076304



Bedrooms: by request
Bathrooms: 2
M² Build size: 84
Price: 340,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is delighted to present an exceptional freehold commercial property for sale on the coveted New Golden Mile, a prestigious stretch of coastline in Estepona, Málaga, in the heart of sunny Southern Spain. This meticulously renovated premises offers an unparalleled opportunity for discerning investors and businesses seeking a prominent location with significant potential and an address synonymous with quality.

Strategic Location on the Golden Coast

Nestled within the renowned Blue Bay Apartments & SPA complex, this ground-floor commercial unit boasts a truly strategic position. The New Golden Mile is celebrated for its blend of luxurious residential developments, five-star hotels, and an ever-growing array of high-end amenities, making it a vibrant hub for both residents and international visitors. Its privileged location ensures excellent visibility and direct access from the main road, facilitating effortless reach for clients, customers, and employees alike. This superb accessibility is a critical advantage for any enterprise aiming for high exposure and convenience.

Beyond its immediate surroundings, the property benefits immensely from being just a leisurely two-minute stroll from the pristine Mediterranean beaches. Imagine the undeniable allure for a wellness centre, an exclusive boutique, or a professional office, where the serene proximity to the sea adds an element of tranquility and prestige. The area is also exceptionally well-served by a diverse range of local amenities, top-tier hotel facilities, and essential services, ensuring a dynamic, convenient, and upscale environment for any business operation.

Estepona, often referred to as the 'Garden of the Costa del Sol', offers a charming blend of traditional Andalusian character and modern sophistication. Its strategic geographical location places it within easy reach of the global appeal of Marbella and the glamorous Puerto Banús, significantly expanding the potential client base and business networking opportunities. Investing in this region of Southern Spain means capitalising on a robust tourism sector, a flourishing expatriate community, and a consistently desirable lifestyle destination that continues to attract affluent individuals and businesses.

Unbeatable Value: Strategic Price Reduction Now Available

This exquisite commercial property represents an even more compelling investment prospect following a significant price reduction. Originally listed at €385,000, it is now available for the highly attractive price of €365,000. This competitive pricing, combined with the property's prime location, its superior renovation, and freehold status, positions it as an outstanding value proposition in the New Golden Mile's highly competitive commercial market. It's a rare chance to acquire a premium asset at an advantageous entry point, promising excellent long-term capital appreciation and rental yield potential.

Sophisticated Design and Versatile Space

The premises have undergone a complete and meticulous refurbishment, transforming them into a contemporary, ready-to-use space designed to meet the exacting demands of modern businesses. While the *Nota Simple* (official property registry document) records a registered size of 85 m², the extensive renovation work has ingeniously optimised the layout, resulting in a significantly expanded current actual usable area of approximately 145 m². This substantial increase in functional space offers considerable added value and flexibility, allowing for more expansive and adaptable operations than initially suggested by the registry. This effective maximisation of space provides a distinct competitive advantage.

The thoughtfully designed interior comprises a flexible configuration to suit a variety of business needs, featuring one spacious main area that is ideal as a prominent executive office, a comfortable private consulting room, or a dedicated showroom, offering ample natural light and a welcoming ambiance. Additionally, there are two versatile medium-sized rooms. These can be perfectly adapted to serve as private offices for key personnel, productive meeting rooms for collaborations, focused team spaces, or dedicated treatment rooms for a wellness facility. For convenience and comfort, the premises also include two modern bathrooms, one of which boasts a contemporary shower facility, adding a practical dimension, particularly for wellness centres or active professional environments.

Every detail of the refurbishment has been executed to the highest standard, ensuring a sleek, professional, and inviting atmosphere that aligns perfectly with the expectations of a luxury business environment. The quality finishes and thoughtful layout ensure immediate functionality without the need for further investment in renovations.

An Ideal Canvas for Diverse Business Ventures

The inherent qualities of this property—its prime location, exceptional visibility, and flexible, modern layout—make it an excellent opportunity for a multitude of commercial ventures. It is perfectly suited for a **Client-Facing Business**, where direct street access and high foot traffic potential would be ideal for showrooms, exclusive boutiques, or a high-end retail outlet. Alternatively, it serves as a prestigious base for a **Professional Office**, catering to legal services, architectural firms, financial consultancies, or real estate agencies, attracting an international clientele seeking a distinguished address.

For those in the well-being sector, it could be transformed into a serene **Wellness Centre**, creating an oasis for therapies, beauty treatments, or fitness studios, capitalising on the tranquil beachside setting and the growing demand for such services. Furthermore, it is an excellent fit for a **Flexible Workspace**, catering to the growing trend of co-working or serviced offices, offering premium facilities in a highly desirable location for local entrepreneurs and digital nomads. The freehold status of the property further enhances its appeal as a long-term investment, providing complete ownership and control over this valuable asset in a continually appreciating market.

Do not miss this unique chance to acquire a fully renovated, freehold commercial property in one of Southern Spain's most sought-after locations. With its strategic position on the New Golden Mile, impressive usable space, and attractive new price point, this property promises significant returns and a distinguished address for your business. Contact Luxury Realty today to arrange a private viewing and discover the full potential of this exceptional offering.

Features:

None, Pool, Air conditioning, Private garden, 24H Security, Parking, Investment