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Commercial in Estepona

Reference: R5321668



Bedrooms: by request

Bathrooms: by request

M² Build size: 85

Price: 241,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:











Overview:

Discover an unparalleled investment opportunity or the perfect new headquarters for your burgeoning business in Estepona, a jewel nestled on the sun-drenched Costa del Sol in Southern Spain. This meticulously presented office space, spanning a generous 85 m², represents a strategic acquisition in one of Andalusia's most dynamic and sought-after locations. Estepona, often celebrated as the "Garden of the Costa del Sol," has skillfully blended its authentic Andalusian charm with modern infrastructure and a vibrant international community, making it an increasingly attractive hub for both leisure and commerce. Its strategic position on Spain's southern coast provides excellent connectivity and a desirable lifestyle, drawing in a diverse clientele and a skilled workforce.

Strategically positioned within a bustling commercial area, this office benefits from an enviable setting that ensures maximum visibility and accessibility. Proximity to the vibrant Port of Estepona, a lively marina renowned for its exquisite dining, boutique shopping, and maritime activities, places your business at the heart of the town's social and economic pulse. The constant flow of residents and tourists guarantees significant foot traffic and exposure, an invaluable asset for any enterprise. Furthermore, being 'Close To Shops' and 'Close To Town' means immediate access to a wide array of amenities, including banks, restaurants, cafes, and essential services, enhancing convenience for both your staff and your clients. This prime location is not just a geographical point; it's a statement about your business's ambition and commitment to a prestigious address, offering an unparalleled environment that fosters growth and professional success.

The office itself is a testament to functional design, offering 85 m² of versatile space that can be configured to suit a multitude of business needs. Whether you envision a sophisticated executive office, a creative studio, a collaborative co-working environment, or a professional service headquarters, this substantial area provides ample room for innovation and efficiency. The layout is conducive to a bright and airy atmosphere, creating an inviting and productive workspace. The property is presented in 'Good' condition, signifying a well-maintained space that is ready for immediate occupancy with minimal need for initial capital expenditure. This 'ready-to-go' status allows you to bypass the complexities and delays often associated with renovations, enabling a swift transition and immediate operational capacity, which is a significant advantage for any discerning investor or business owner.

Comfort and modernity are assured with advanced 'Climate Control' features. The office is equipped with efficient 'Air Conditioning,' providing both 'Hot A/C' and 'Cold A/C'. This state-of-the-art system guarantees optimal indoor temperatures year-round, ensuring a comfortable working environment regardless of Estepona's glorious sunshine or cooler winter days. Such a feature is not merely a luxury but a necessity in Southern Spain, contributing significantly to employee well-being and client comfort. The 'Street' views offer a dynamic backdrop, connecting the interior workspace with the vibrant urban tapestry outside, providing natural light and a sense of engagement with the surrounding commercial activity, rather than being secluded.

Beyond its core attributes, this office boasts 'Features' designed for the contemporary business landscape. Its location 'Near Transport' ensures excellent connectivity for employees commuting from various parts of Estepona and beyond, as well as for clients visiting your premises. This ease of access is crucial for maintaining a broad reach and facilitating seamless operations. Moreover, the provision of 'Access for people with reduced mobility' highlights a commitment to inclusivity and compliance with modern accessibility standards, broadening your potential client base and demonstrating a forward-thinking business ethos. This is an increasingly vital consideration for any reputable establishment aiming to serve a diverse community.

The office is offered 'Not Furnished,' presenting a unique opportunity for complete customization. This 'blank canvas' approach allows you to design the interior aesthetics to perfectly align with your brand identity, corporate culture, and specific operational requirements, creating a workspace that is truly reflective of your vision. This flexibility is invaluable for businesses seeking to establish a distinctive presence. Practicality is further enhanced by a 'Partially Fitted Kitchen,' providing essential facilities for staff breaks, light meal preparation, and catering during meetings, adding a layer of convenience and comfort. 'Parking' is available on the 'Street,' which, while not private, is generally accessible in the vicinity and integrates well with the urban commercial environment, facilitating easy access for visitors and staff alike.

All essential 'Utilities' are readily available, including 'Electricity,' 'Drinkable Water,' and 'Telephone' connections, ensuring that the office is fully operational from day one. This comprehensive infrastructure minimises setup complexities and provides a reliable foundation for your business activities. Categorised as an 'Investment' and 'Resale' property, this office represents a compelling proposition for astute investors. Estepona's robust real estate market, fueled by ongoing urban regeneration, increasing tourism, and a thriving expatriate community, offers significant potential for capital appreciation and attractive rental yields. Acquiring commercial property in such a flourishing locale is not just about establishing a physical presence; it's about securing a valuable asset in a market poised for sustained growth. This is a chance to secure a stake in the economic future of one of Southern Spain's most promising regions.

Features:

Air conditioning, Heating, Parking, Investment, Resale