

Commercial in El Paraiso

Reference: R5432203



Bedrooms: 10

Bathrooms: 10

M<sup>2</sup> Build size: 10,079

Price: 7,500,000 €

Status: Sale

Property Type: Commercial Parking places: by request

M<sup>2</sup> Plot Size:



Overview: El Campanario del Paraíso Clinic – Estepona The El Campanario del Paraíso Residential Complex and Clinic is located in one of the most exclusive and well-established areas of the Costa del Sol, within the prestigious El Paraíso district, adjacent to Guadalmina Alta, Atalaya, and surrounding areas. The property is surrounded by luxury residential developments and numerous high-end villa projects, both currently under development and already completed. The property enjoys a privileged elevated position, providing a peaceful and private environment. Panoramic mountain and sea views can be enjoyed primarily from the upper floors of the main building, as well as from selected units within the adjoining residential block. Its strategic location places it approximately 600 meters north of the CN-340 coastal road and around 800 meters from the beach. Marbella is only 14 km away, Puerto Banús is 8 km to the east, and the center of Estepona is 12 km to the west.

**Main Building – Clinic** The complex features a six-storey central building designed for healthcare, assisted living, or specialized residential use. Semi-Basement Level Dedicated to technical facilities and support services, including: \* Medical area and consultation rooms. \* Spa and wellness center. \* Gymnasium. \* Hair salon. \* Indoor swimming pool. \* Treatment rooms and medical consulting rooms. \* Changing rooms and bathrooms. \* Industrial laundry facilities for staff. \* Storage and service areas. \* Direct access to the parking garage. \* Two elevators: one adapted for stretchers and one for general use. Parking Separate underground garage with 58 parking spaces.

**Ground Floor** Dedicated to reception and communal areas, including: \* Representative main entrance surrounded by landscaped gardens and fountains. \* Reception area. \* Main restaurant/dining room. \* Café/bar. \* Multi-purpose lounges and activity rooms. \* Visitor and resident restrooms.

**First, Second and Third Floors** Dedicated to residential accommodation, comprising a total of 36 rooms distributed across three different layouts: \* 26 double rooms. \* 10 single rooms.

**Solarium** The top floor features a spacious solarium offering excellent outdoor areas for relaxation, recreational activities, and enjoyment of the Mediterranean climate.

**Annex Residential Building (Block 7)** There is an option to acquire Block 7 together with the clinic. This residential building is located adjacent to the main facility. The building comprises: \* 16 apartments. \* One-bedroom and two-bedroom units. \* 16 underground parking spaces. \* Attractive views over the swimming pool and landscaped gardens. \* Sea views from several mid-level and penthouse apartments. The incorporation of this building significantly increases the accommodation capacity of the complex, providing multiple opportunities for residential, healthcare, or investment purposes.

**Planning Status and Licenses** The property has all the urban planning and technical documentation required for commercialization and due diligence purposes. The original operating license expired due to the extended period of inactivity, a common circumstance for this type of asset. Its renewal or reactivation only requires a standard application before the relevant local authorities. There are no known significant urban planning issues affecting the property.

**Gardens and Swimming Pool Area** The complex benefits from the exclusive use of extensive landscaped gardens and an outdoor swimming pool area. These areas are subject to an administrative concession granted by the Estepona Town Hall with a duration of 30 years, representing a significant added value for the entire development. The gardens and recreational areas perfectly complement the residential and healthcare activities, providing ample space for walking, relaxation, and leisure for residents, patients, and visitors.

**Financial Terms** \* Clinic Building: €7,000,000 \* Annex Residential Building (16 Apartments): €4,000,000 \*\*Joint acquisition is strongly recommended in order to maximize the operational and investment potential of the complex.\*\*

---

Features:

Pool, Air conditioning, Heating, Lift, None, Private garden, Parking