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Commercial in Estepona

Reference: R5489386



Bedrooms: by request
Bathrooms: by request
M² Build size: 700
Price: 557,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:








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Overview:

Luxury Realty proudly presents a unique and compelling investment opportunity nestled within the flourishing commercial landscape of Estepona, a gem on Spain's illustrious Costa del Sol. This distinguished industrial warehouse, boasting an impressive 700 square meters of meticulously designed space distributed across two expansive floors, stands as a testament to strategic location and unparalleled versatility. More than just a property, this is a canvas awaiting the vision of a discerning entrepreneur, offering the perfect foundation for a high-profile commercial venture or an exclusive, grand-scale event venue in one of Southern Spain's most dynamic regions.

Prime Location: Estepona – The Garden of the Costa del Sol

Estepona, often celebrated as "The Garden of the Costa del Sol," offers an enviable lifestyle, combining authentic Andalusian charm with modern amenities and an exceptional climate. Situated in the heart of Southern Spain, this vibrant municipality is renowned for its picturesque old town, pristine beaches, world-class golf courses, and a burgeoning gastronomic scene. Its strategic position provides excellent connectivity, being just a short drive from the glamorous Puerto Banús, the cosmopolitan Marbella, and Malaga International Airport, ensuring accessibility for international clientele and seamless logistics for any business operation. The region benefits from a robust economy driven by tourism, international residents, and a growing business sector, making it an attractive locale for investment and growth.

This exceptional property is strategically located within Estepona’s well-established Industrial Estate. Far from a typical industrial zone, this estate is a vital hub for commerce and services, offering practical advantages crucial for business success. Its location ensures effortless vehicular access for deliveries, clients, and staff, bypassing the complexities of urban traffic while remaining inherently connected to the town's infrastructure and the broader Costa del Sol network. This balance of practical accessibility and proximity to a desirable lifestyle destination makes it supremely attractive for businesses requiring significant operational space without compromising on accessibility or prestige.

Expansive & Adaptable Space: Redefining Commercial Potential

With a generous footprint of 700 square meters spread across two distinct levels, this industrial warehouse offers an extraordinary degree of flexibility. The spacious layout has been thoughtfully conceived to accommodate a wide spectrum of commercial activities. Imagine a sophisticated flagship showroom, presenting high-end products in an environment that commands attention; a state-of-the-art corporate headquarters, designed for productivity and prestige; an innovative production studio requiring ample space and robust infrastructure; or even a renowned gastronomic experience venue. Alternatively, its design lends itself perfectly to becoming a grand celebration hall, capable of hosting exclusive weddings, corporate galas, or significant private events, providing a distinctive backdrop for memorable occasions.

The internal architecture allows for bespoke customization, enabling new owners to tailor the space precisely to their operational requirements and aesthetic vision. The seamless flow between the two floors, facilitated by dedicated communication elevators, ensures operational efficiency and enhances the overall user experience, whether for staff managing inventory or guests transitioning between different areas of an event.

State-of-the-Art Facilities & Uncompromising Safety Standards

Beyond its impressive size and prime location, this property distinguishes itself through its commitment to modern infrastructure and safety. It features a meticulously installed, fireproof electrical system, designed to not only meet but exceed contemporary safety regulations, providing unparalleled peace of mind for any high-intensity commercial operation or public gathering. This advanced electrical framework supports diverse power demands, ensuring reliability and efficiency.

Security and ease of access are paramount. The warehouse is equipped with advanced anti-panic security doors, facilitating swift and safe evacuation in any unforeseen circumstance, a critical feature for venues expecting public foot traffic. Complementing this is a comprehensive smoke outlet installation, an essential component for maintaining air quality and ensuring safety, particularly relevant for commercial kitchens, production areas, or event spaces. These features underscore a proactive approach to safety and operational continuity.

Accessibility and comfort have been addressed with meticulous attention to detail. Brand new, impeccably finished bathrooms are available for women, men, and fully approved facilities for disabled individuals. These modern amenities reflect a commitment to inclusivity and client comfort, presenting a professional and welcoming environment for all visitors and personnel. Their pristine condition means immediate usability without the need for further investment, allowing for a swift and seamless transition into operation.

Immediate Availability for Visionary Occupancy

A significant advantage of this outstanding property is its immediate availability for occupancy. This eliminates the often-lengthy delays associated with renovations or complex installations, enabling a rapid market entry or expansion for the new owner. It represents a ‘turn-key’ solution for those ready to capitalize on the vibrant economic opportunities within Estepona and the broader Costa del Sol. This is an exceptional chance to acquire a meticulously prepared, highly versatile commercial space in one of Southern Spain's most sought-after locations. Luxury Realty invites you to explore the extraordinary potential of this unparalleled offering.

Features:

Air conditioning, Resale