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# Commercial in El Paraiso

Reference: R5512831

Bedrooms: by request
Bathrooms: by request
M² Build size: 376
Price: 1,195,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size: 2,133

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Overview:Unique Investment Opportunity We present an exceptional investment opportunity in one of Estepona's most sought-after residential and commercial areas: Urbanización El Pilar – El Paraíso. Located on Sabinillas Street, in the heart of a well-established residential community and just one minute from the main coastal road, the property enjoys a strategic yet quiet setting, tucked away from noise thanks to its second-line position. Key Features of the Property 2,133 m2 Plot with Commercial Use Fully Renovated 212 m2 Restaurant A spacious, mostly open-plan establishment featuring terraces, upgraded access points, a fitted kitchen, and landscaped garden areas. The restaurant is ready to operate immediately. Approved Basic Project for a Business Center The northern section of the plot allows for the construction of 8 offices or commercial units, arranged in 4 buildings, each divided into two loft-style units with ground floor, first floor, and rooftop terrace. The design prioritizes natural light, open spaces, interconnected porches, and landscaped areas, creating an attractive and dynamic environment for future businesses. High Investment Potential Both assets —the Restaurant and the Business Center— complement and enhance one another, addressing a real demand for services in this high-density residential area. Restaurant ready to lease, with an estimated rental income of €140,000/year, equivalent to a 5.2% return. Business Center: once developed, it would generate strong additional returns due to the number of units and their strategic location. The estimated construction cost for the Business Center is €1,000,000 if carried out by the current owner's construction company. However, the investor is free to use their own builder or to convert that section of the plot into extended landscaped gardens for the restaurant, which would significantly increase its rental value. A Secure Investment with Guaranteed Growth. This project offers multiple income streams in a premium area with year-round demand. An ideal opportunity for investors seeking security, high returns, and an exclusive commercial product. For more information or to schedule a visit, we will be delighted to assist you.

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Features:

Alarm system