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Commercial in Estepona

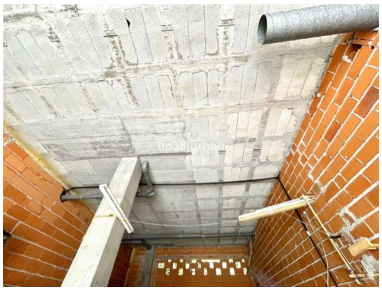
Reference: R5514625



Bedrooms: by request
Bathrooms: by request
M² Build size: 85
Price: 299,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:








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Overview:

An unparalleled opportunity awaits discerning investors and entrepreneurs with this superb commercial unit now available for sale or rent in the thriving heart of Estepona, on Spain's illustrious Costa del Sol. This versatile property, boasting a generous 85 m² of meticulously designed space and an impressive ceiling height of 4.5 meters, represents a blank canvas for a multitude of business ventures. Perfectly situated in a dynamic and highly sought-after area, this unit offers the ideal foundation for an ambitious enterprise looking to establish a prominent presence in one of Southern Spain's most coveted destinations.

Estepona, often referred to as the "Garden of the Costa del Sol," is a vibrant and picturesque town renowned for its charming old town, pristine beaches, and burgeoning commercial activity. It seamlessly blends traditional Andalusian charm with modern amenities and an international flair, attracting a diverse demographic of residents, tourists, and business owners. The town's continuous growth, underpinned by significant investments in infrastructure and beautification, ensures a robust and expanding local economy, making it an increasingly attractive location for new and established businesses alike.

The strategic location of this commercial unit is one of its most compelling attributes. Nestled within the 'Huerta Nueva' area, adjacent to the well-trafficked 'Ruta de la Plata,' the property benefits from significant pedestrian and vehicular traffic. It is surrounded by an established ecosystem of shops, boutiques, and a diverse array of restaurants, creating a bustling commercial environment and ensuring excellent visibility for any business. Furthermore, its proximity to the sea and various educational institutions guarantees a constant flow of potential customers, from local residents and students to the countless tourists who flock to Estepona year-round. Ease of access is further enhanced by nearby transport links, ensuring convenience for both staff and clientele.

Spanning a well-proportioned 85 square meters, this commercial space offers ample room for creative layouts and functional design. The impressive 4.5-meter ceiling height is a rare and significant advantage, providing an immediate sense of spaciousness and grandeur. This vertical dimension opens up possibilities for a dramatic interior design, the installation of a mezzanine level to maximize usable area, or simply allowing for abundant natural light and excellent air circulation, contributing to a comfortable and inviting atmosphere for customers and employees alike.

As a 'New Construction' property, this unit offers the distinct benefit of modern building standards and infrastructure, ensuring minimal initial maintenance and providing a contemporary foundation for any business. It presents a pristine condition, allowing new owners or tenants to fully customize the interior to perfectly align with their brand vision and operational requirements without the need for extensive renovation. The property's south and south-west orientation is another desirable feature, ensuring an abundance of natural light throughout the day, which can reduce energy costs and create a warm, welcoming ambiance that enhances the overall customer experience.

This exceptional commercial offering presents a dual opportunity for investors: immediate acquisition at a competitive sale price of 220,000€, or a flexible rental option at 600€ per month with a two-month deposit. This versatility makes it an ideal proposition for owner-operators looking to invest in their future, as well as for investors seeking a reliable income stream in a flourishing market. Categorized as an 'Investment' opportunity, and potentially 'Reduced' for a swift transaction, it represents exceptional value for a commercial property of this calibre in such a prime location. This is not merely a purchase; it's a strategic move into a vibrant economic landscape.

While the existing property data suggests suitability for a restaurant – a thriving sector in Estepona with its strong tourist appeal – the inherent design and spaciousness of this unit lend themselves to a wide array of commercial applications. Imagine a chic boutique, a professional office space, a sophisticated salon, an art gallery, or even a bespoke wellness center. The 'blank canvas' nature of its new construction status, combined with its generous dimensions and superb location, provides unparalleled flexibility for an entrepreneur to shape their dream business without limitations.

Estepona's appeal extends beyond its aesthetic beauty; it's a hub of economic activity on the Costa del Sol. Its well-developed infrastructure, including excellent road networks, public transport, and proximity to Malaga Airport, facilitates easy access for both local and international clientele. The town's ongoing development plans and commitment to quality of life continue to attract a growing international community, further boosting demand for diverse commercial services and creating a fertile ground for business success. Investing here means becoming part of a forward-looking and prosperous community.

Furthermore, all essential utilities, including electricity and drinkable water, are readily connected and available, ensuring a smooth and immediate transition for any new business. The convenience of being located near transport links underscores the practicality of this commercial unit, making it accessible for employees and customers alike. This combination of location, condition, and utility provision renders the property an exceptionally attractive proposition for anyone looking to establish or expand their commercial footprint in Southern Spain.

This is a truly unmissable opportunity to acquire a prime commercial unit in one of the most dynamic and beautiful coastal towns in Southern Spain. Whether you envision a bustling restaurant, a high-end retail outlet, or a modern office, this property offers the ideal foundation for success. We invite you to discover the full potential of this exceptional listing. Contact Luxury Realty today to arrange a private viewing and explore how this Estepona commercial gem can become the cornerstone of your next successful venture.

Features:

None, New development, Investment