

**Sales - House - Estepona**  
**2.800.000€**



**Ref.-ID: MIBGR5063356**

**Estepona**

**House**



**3**



**6**



**523 m2**

For sale: an iconic beachfront restaurant-chiringuito located literally on the shores of the Mediterranean in Estepona. A true jewel of the Costa del Sol, offering completely unobstructed sea views in one of the most sought-after areas of the coastline. Currently in full operation and fully equipped down to the last detail, the restaurant enjoys a solid reputation and a loyal clientele. It is ready to continue its activity with no additional investment required. The property consists of 500 m<sup>2</sup> built on a 370 m<sup>2</sup> plot, featuring spacious, comfortable, and perfectly conditioned areas to operate year-round, including peak season. In addition to the restaurant, the property includes two fully renovated and modern tourist apartments: A 2-bedroom, 2-bathroom apartment with a spacious front terrace overlooking the sea. A 1-bedroom, 1-bathroom apartment, finished to the same high standards. Both apartments hold a tourist rental license, while the entire complex benefits from a hotel license, allowing its use for holiday rentals or as a boutique hotel. There is also great potential for transformation: the apartments could be incorporated into the restaurant, creating additional terraces and even a rooftop dining area; or alternatively, the whole property could be converted into a stunning private beachfront residence with direct access to the sea and breathtaking views. This is a unique investment opportunity with guaranteed profitability, thanks to its prime location, hotel license, and the appeal of an already thriving business in a privileged setting. Ideal for investors or hospitality professionals seeking to run a profitable business with international projection.

- Setting**
- ✓ Beachfront
  - ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Port
  - ✓ Village
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Marina
  - ✓ Urbanisation

- Furniture**
- ✓ Fully Furnished

- Orientation**
- ✓ South

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Good

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Gated Complex

- Views**
- ✓ Sea

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Features**
- ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ WiFi

- Category**
- ✓ Bargain
  - ✓ Investment