Sales - Commercial - Estepona

375.000€







Ref.-ID: MIBGR5117002 **Estepona** **Commercial**

Community: 3,600 EUR / year **IBI: 1,239 EUR / year** **4** **1** **236 m2**

Fantastic commercial premises for sale in Bahía Dorada, Estepona Fantastic commercial premises of 236 m² for sale, located in the well established urbanisation of Bahía Dorada, just a few steps from the sea. This spacious property is divided into three large rooms, offering great versatility for multiple types of business. It also includes an adjacent fully equipped flat with a bedroom, a bathroom and a living-dining room, ideal both for the owner's personal use and to generate additional rental income. The premises is surrounded by gardens and has a communal swimming pool, making it a very pleasant environment for clients and workers. There is ample parking, with numerous parking spaces available directly in front, making it easy to access and convenient for visitors. The location is unbeatable: only 7 minutes by car from the centre of Estepona and very close to a commercial centre with all the necessary services. Thanks to its distribution and spaciousness, this local allows for a wide variety of uses: restaurant, professional offices (architects, lawyers, etc.), gymnasium, nursery, yoga or pilates centre, art gallery, playroom, among others. In addition, there is the possibility of dividing the spaces to accommodate different commercial activities under one roof. Being located in a residential area with year-round residents, a fixed and stable clientele is guaranteed. In short, a great business opportunity.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Street Views

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Not Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Street Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Investment
- ✔ Resale