

**Sales - Commercial - Estepona**  
**930.000€**



**Ref.-ID: MIBGR5402680**

**Estepona**

**Commercial**



**5**



**4**



**265 m2**



**81 m2**

A spectacular building for sale, comprising a commercial unit and two separate apartments, situated in the heart of Estepona's old town, just 400 metres from the beach and surrounded by a wide range of shops and amenities. It comprises: Ground Floor, where the 73.95 m<sup>2</sup> commercial premises are located, along with the staircase leading to the various apartments; First Floor, where apartment A is situated, featuring a living room with a fireplace, a kitchen, 2 bedrooms, 1 bathroom, 1 toilet and an internal patio-courtyard. Second Floor, where the property known as B is located, measuring 83.36 m<sup>2</sup>, also with a living room with a fireplace, kitchen, 2 bedrooms, 1 bathroom, 1 toilet, and the Top Floor, with the third bedroom, 1 bathroom, storage room and terrace, 108.14 m<sup>2</sup>. - For commercial use = 73.95 m<sup>2</sup> - For residential use = 191.50 m<sup>2</sup> Total built area of the building = 265.45 m<sup>2</sup> Both the commercial premises and the two residential units are registered as separate properties, but the entire building is being sold together. This is a great investment opportunity with enormous potential for conversion and renovation, offering the possibility of creating several apartments, or a large house with a garage, or a business on the ground floor with apartments above, and there is the option of building a staircase leading up to the sun terrace - rooftop - to turn it into a chill-out terrace area of approximately 80m<sup>2</sup> with spectacular panoramic views of Estepona's old town and the mountains

- Setting**
- ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools

- Orientation**
- ✓ South West

- Condition**
- ✓ Renovation Required

- Climate Control**
- ✓ Fireplace

- Views**
- ✓ Panoramic
  - ✓ Urban
  - ✓ Street

- Features**
- ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Solarium