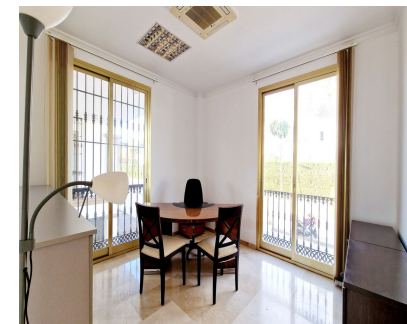
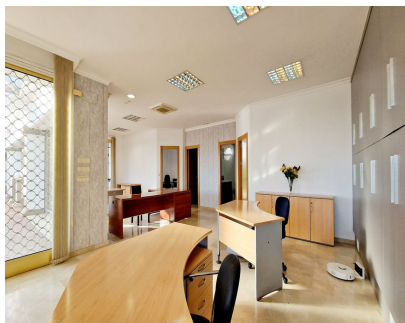


Sales - Commercial - Estepona
349.000€

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Estepona

Commercial

Community: 780 EUR / year

IBI: 700 EUR / year

Rubbish: 115 EUR / year



2



1



94 m2

Estepona – Monte Biarritz / Atalaya Bright Office in Prime Commercial Location This versatile workspace is ideal for accountants, marketing agencies, solicitors, consultants, telemarketing teams, and other professional service businesses seeking a well-connected and professional environment on the Costa del Sol. A spacious and light-filled first-floor office of approximately 94m², located within the established Monte Biarritz Commercial Centre.. Positioned between Guadalmina and Estepona, the office enjoys excellent accessibility, situated just moments from the A-7 and only 8 minutes from Puerto Banús, making it convenient for both clients and staff. The office includes a private bathroom and kitchenette, air conditioning, and security gates for added peace of mind. The generous terrace offers a rare outdoor space—perfect for staff breaks, informal meetings, or creating a relaxed working atmosphere. Key features: Bright office space Bathroom and kitchenette included Air conditioning Security gates Easy street parking nearby Located within Monte Biarritz Commercial Centre Walking distance to shops, restaurants, amenities, and even the beach An excellent opportunity for businesses looking for a professional office in a strategic, highly accessible location with exceptional outdoor space.

Setting ✓ Commercial Area ✓ Close To Shops ✓ Close To Sea ✓ Close To Town	Orientation ✓ South	Condition ✓ Excellent	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Urban	Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ WiFi ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Fiber Optic
Furniture ✓ Not Furnished	Kitchen ✓ Partially Fitted	Parking ✓ Street ✓ Communal	Category ✓ Resale		