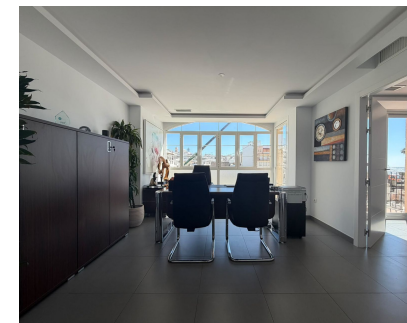




Ref.-ID: MIBGR5412412

Estepona

Commercial



4



2



139 m2

State-of-the-Art Medical Clinic with Sea Views - Estepona's Premier Location / Never been used! Welcome to a beautifully appointed, modern medical clinic offering a prestigious address in Estepona. Situated on the sought-after Avda. Juan Carlos I, just a stone's throw from the sandy shores, this 132 m<sup>2</sup> space has been meticulously renovated to meet all healthcare facility requirements. Its strategic location ensures consistent patient flow from nearby hotels, residential complexes, and the popular beachfront promenade. The clinic is thoughtfully equipped with a welcoming reception and waiting area, a spacious, naturally lit consultation room, fully accessible amenities, a well-appointed kitchen and staff room, multiple treatment spaces, and two breath-taking terraces overlooking the Mediterranean. With the operating license ("Licencia Sanitaria de Funcionamiento") imminently granted, this practice is perfectly poised for immediate launch. A superb setting for General Medicine, Dermatology, Aesthetics, Physiotherapy, or Dental practices.

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                  |                                                                                                                               |                                                                                                                             |                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <div><div></div> Town</div> <div><div></div> Commercial Area</div> <div><div></div> Beachside</div> <div><div></div> Port</div> <div><div></div> Close To Port</div> <div><div></div> Close To Shops</div> <div><div></div> Close To Sea</div> <div><div></div> Close To Town</div> <div><div></div> Close To Schools</div> <div><div></div> Close To Marina</div> <div><div></div> Front Line Beach Complex</div> | <b>Orientation</b> <div><div></div> East</div> <div><div></div> South East</div> | <b>Condition</b> <div><div></div> Excellent</div> <div><div></div> Recently Renovated</div>                                   | <b>Climate Control</b> <div><div></div> Air Conditioning</div> <div><div></div> Cold A/C</div>                              | <b>Views</b> <div><div></div> Sea</div> <div><div></div> Beach</div> <div><div></div> Urban</div> <div><div></div> Street</div>                                                     | <b>Features</b> <div><div></div> Covered Terrace</div> <div><div></div> Lift</div> <div><div></div> Fitted Wardrobes</div> <div><div></div> Near Transport</div> <div><div></div> Private Terrace</div> <div><div></div> WiFi</div> <div><div></div> Storage Room</div> <div><div></div> Utility Room</div> <div><div></div> Ensuite Bathroom</div> <div><div></div> Access for people with reduced mobility</div> <div><div></div> Double Glazing</div> <div><div></div> Fiber Optic</div> |
| <b>Furniture</b> <div><div></div> Fully Furnished</div>                                                                                                                                                                                                                                                                                                                                                                           | <b>Kitchen</b> <div><div></div> Fully Fitted</div>                               | <b>Security</b> <div><div></div> Electric Blinds</div> <div><div></div> Entry Phone</div> <div><div></div> Alarm System</div> | <b>Utilities</b> <div><div></div> Electricity</div> <div><div></div> Drinkable Water</div> <div><div></div> Telephone</div> | <b>Category</b> <div><div></div> Beachfront</div> <div><div></div> Investment</div> <div><div></div> Luxury</div> <div><div></div> Resale</div> <div><div></div> Contemporary</div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |