MIBGROUP.ES

**Sales - Commercial - Estepona**

**1.850.000€**

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**Ref.-ID: MIBGR5464654**

**Estepona**

**Commercial**

**5**

**5**

**350 m2**

Prime Commercial Property – First Line Beach, Estepona □1,850,000 Exceptional commercial investment opportunity in a prime first-line beach location in Estepona, offering spectacular panoramic sea views and an outstanding combination of indoor and outdoor space. The property comprises approximately 321 m² of interior commercial space plus around 600 m² of private terrace, creating a total area of approximately 951 m². Currently designated for commercial use, the property has approved plans for five independent offices and community approval, offering an excellent opportunity for investors, professionals or businesses looking to establish a premium commercial concept in one of Estepona's most sought-after coastal locations. The spacious interior provides a blank canvas for a variety of uses, subject to the corresponding licences and planning permissions, including executive offices, a luxury wellness or medical centre, beauty and aesthetics, Pilates or fitness studio, boutique business centre, restaurant or exclusive events venue. The extensive south-facing terraces are the property's main highlight, providing uninterrupted panoramic views over the Mediterranean Sea and the coastline, creating exceptional potential for a premium lifestyle or hospitality concept. Key Features - Prime first-line beach location - Panoramic Mediterranean Sea views - Approximately 321 m² interior space - Approximately 600 m² terrace - Approximately 951 m² total area - Approved for 5 offices - Community approval in place - Large open-plan interior - Excellent natural light and multiple openings - Outstanding potential for refurbishment and repositioning - Ideal for investors, corporate use or premium lifestyle businesses - Excellent long-term investment potential A rare opportunity to acquire a large commercial property directly on the seafront in Estepona, offering exceptional visibility, extensive outdoor space and the flexibility to create a high-end business concept tailored to the growing demand of the Costa del Sol. Price: □1,850,000

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views

**Features**
- ✔ Private Terrace

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Open Parking
- ✔ Communal Parking

**Category**
- ✔ Beachfront
- ✔ Investment
- ✔ Off Plan
- ✔ With Planning Permission