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Sales - Commercial - Estepona

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Ref.-ID: MIBGR5475823 **Estepona** **Commercial**

48 m2

Office for Sale in Estepona, Costa del Sol – Excellent Investment Opportunity Excellent office located in Estepona, Costa del Sol, within an established commercial area and conveniently close to a wide range of amenities and services. This versatile property is presented in excellent condition and represents an attractive opportunity both for professionals looking for a well-located workspace and for investors seeking a property with strong rental potential in one of the Costa del Sol's fastest-growing destinations. The office offers 48 m² of built area, complemented by a generous 27 m² private terrace. This spacious outdoor area is a valuable feature, providing additional space, natural light and multiple possibilities for professional use. The property benefits from a convenient location close to shops, schools, public transport and the centre of Estepona, providing easy access to all essential services and making it an ideal setting for a professional business. The office enjoys a north-west orientation and urban and street views, together with air conditioning and central heating, ensuring a comfortable working environment throughout the year. Additional features include high-speed fibre optic internet, WiFi, double glazing and telephone connection, making the property perfectly suited to a wide range of professional activities, including a private office, consultancy, medical or professional practice, studio or corporate workspace. The kitchen is partially fitted, while the furniture is optional, allowing the new owner or tenant to customise the space according to their specific requirements. Key Features 48 m² built 27 m² private terrace Excellent condition North-west orientation Urban and street views Air conditioning Central heating Fibre optic internet and WiFi Double glazing Partially fitted kitchen Furniture optional Electricity and telephone connection Close to shops and amenities Close to schools Excellent access to public transport Close to Estepona town centre An excellent opportunity to acquire an office with a private terrace in Estepona, combining a strategic location, practical layout and attractive investment potential in the heart of the Costa del Sol.

Setting
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ North West Orientation

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Investment