

## Sales - Commercial - Estepona

**1.695.000€**

**Estepona**

**Commercial**



**2**



**786 m2**

Property located in the center of Estepona, just 200 meters from the beach, where you will find all kinds of shops and entertainment venues—no need for a car. It consists of 3 FLOORS: BASEMENT, GROUND FLOOR, and FIRST FLOOR – FLOORS 2 AND 3 DO NOT BELONG TO THIS PROPERTY. The property has great transformation potential and includes two separate title deeds. With some renovations, it could be converted into multiple apartments, a restaurant, or offices. Licenses would need to be obtained. A great investment opportunity with many possibilities: a restaurant, bed and breakfast, or rental apartments for both short- and long-term stays.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

### Orientation

- ✓ East

### Condition

- ✓ Good

### Views

- ✓ Panoramic
- ✓ Urban
- ✓ Street

### Features

- ✓ Lift
- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church
- ✓ Basement
- ✓ Fiber Optic

### Furniture

- ✓ Not Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Category

- ✓ Investment
- ✓ Resale





























