

## Sales - Commercial - New Golden Mile

**385.000€**

**New Golden Mile**

**Commercial**

**Community: 3,000 EUR / year**

**IBI: 442 EUR / year**



**2**



**84 m2**

**FREEHOLD** : Renovated Office Space - Prime Location by the Beach Commercial premises for sale located on the ground floor of the Blue Bay Apartments & SPA , Estepona, Málaga. Fantastic location with direct access from the main road and just a 2-minute walk to the beach. Ideally positioned near hotel facilities and a range of local services, making it perfect for client-facing businesses or flexible workspaces. Property Features: One spacious office/bedroom Two medium-sized rooms - ideal for private offices or team spaces Two modern bathrooms, including one with a shower Fully fitted kitchen Dedicated storage room Recently renovated to high standards Air conditioning in all rooms for year-round comfort Option to divide into two independent office units - perfect for flexibility or rental income

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Condition**

- ✓ Good
- ✓ Recently Renovated

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Street

**Features**

- ✓ Near Transport
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Investment









