

## Sales - Commercial - New Golden Mile

# 384.999€

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

### Views

- ✓ Street

### Garden

- ✓ Communal

### Category

- ✓ Investment

### Condition

- ✓ Good
- ✓ Recently Renovated

### Features

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

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Street

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone









