# Sales - Commercial - New Golden Mile

# 340.000€

**New Golden Mile** **Commercial**

**Community: 3,000 EUR / year** **IBI: 442 EUR / year**

**2** **84 m2**

Office for Sale – New Golden Mile PRICE REDUCTION – NOW €340,000 FREEHOLD – Renovated Commercial Premises in a Prime Location by the Beach PRICE REDUCED FROM €385,000 TO €340,000 Note: The *Nota Simple* states a registered size of 85 m². The property has since been fully refurbished and the current actual usable area is approximately 145 m². Commercial premises for sale, located on the ground floor of Blue Bay Apartments & SPA in Estepona, Málaga. The property enjoys a fantastic location with direct access from the main road and is just a 2-minute walk from the beach. It is ideally situated close to hotel facilities, local amenities, and a variety of services, making it an excellent opportunity for a client-facing business, professional office, wellness centre, or flexible workspace**. Property Features Approximately 145 m² of current usable space 85 m² registered on the Nota Simple One spacious office/bedroom Two medium-sized rooms, ideal for private offices, meeting rooms, or team spaces Two modern bathrooms, including one with a shower Fully refurbished and ready for use Ground-floor location with easy access Excellent visibility and accessibility from the main road Approximately 2 minutes' walk from the beach Close to hotel facilities, local amenities, and services Freehold property A fantastic opportunity to acquire a fully renovated freehold commercial property in the New Golden Mile, just moments from the beach and with excellent accessibility.

**Setting**
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Condition**
- ✔ Good Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Street Views

**Features**
- ✔ Near Transport
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Disabled Access
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Investment


HOTEL


ASUS











