MIBGROUP.ES

## Sales - House - Estepona

## 2.800.000€

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**Ref.-ID: MIBGR5063356** **Estepona** **House**

 **3**

 **6**

 **523 m2**

For sale: an iconic beachfront restaurant-chiringuito located literally on the shores of the Mediterranean in Estepona. A true jewel of the Costa del Sol, offering completely unobstructed sea views in one of the most sought-after areas of the coastline. Currently in full operation and fully equipped down to the last detail, the restaurant enjoys a solid reputation and a loyal clientele. It is ready to continue its activity with no additional investment required. The property consists of 500 m² built on a 370 m² plot, featuring spacious, comfortable, and perfectly conditioned areas to operate year-round, including peak season. In addition to the restaurant, the property includes two fully renovated and modern tourist apartments: A 2-bedroom, 2-bathroom apartment with a spacious front terrace overlooking the sea. A 1-bedroom, 1-bathroom apartment, finished to the same high standards. Both apartments hold a tourist rental license, while the entire complex benefits from a hotel license, allowing its use for holiday rentals or as a boutique hotel. There is also great potential for transformation: the apartments could be incorporated into the restaurant, creating additional terraces and even a rooftop dining area; or alternatively, the whole property could be converted into a stunning private beachfront residence with direct access to the sea and breathtaking views. This is a unique investment opportunity with guaranteed profitability, thanks to its prime location, hotel license, and the appeal of an already thriving business in a privileged setting. Ideal for investors or hospitality professionals seeking to run a profitable business with international projection.

**Setting**
- ✔ Beachfront
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi

**Furniture**
- ✔ Fully Furnished

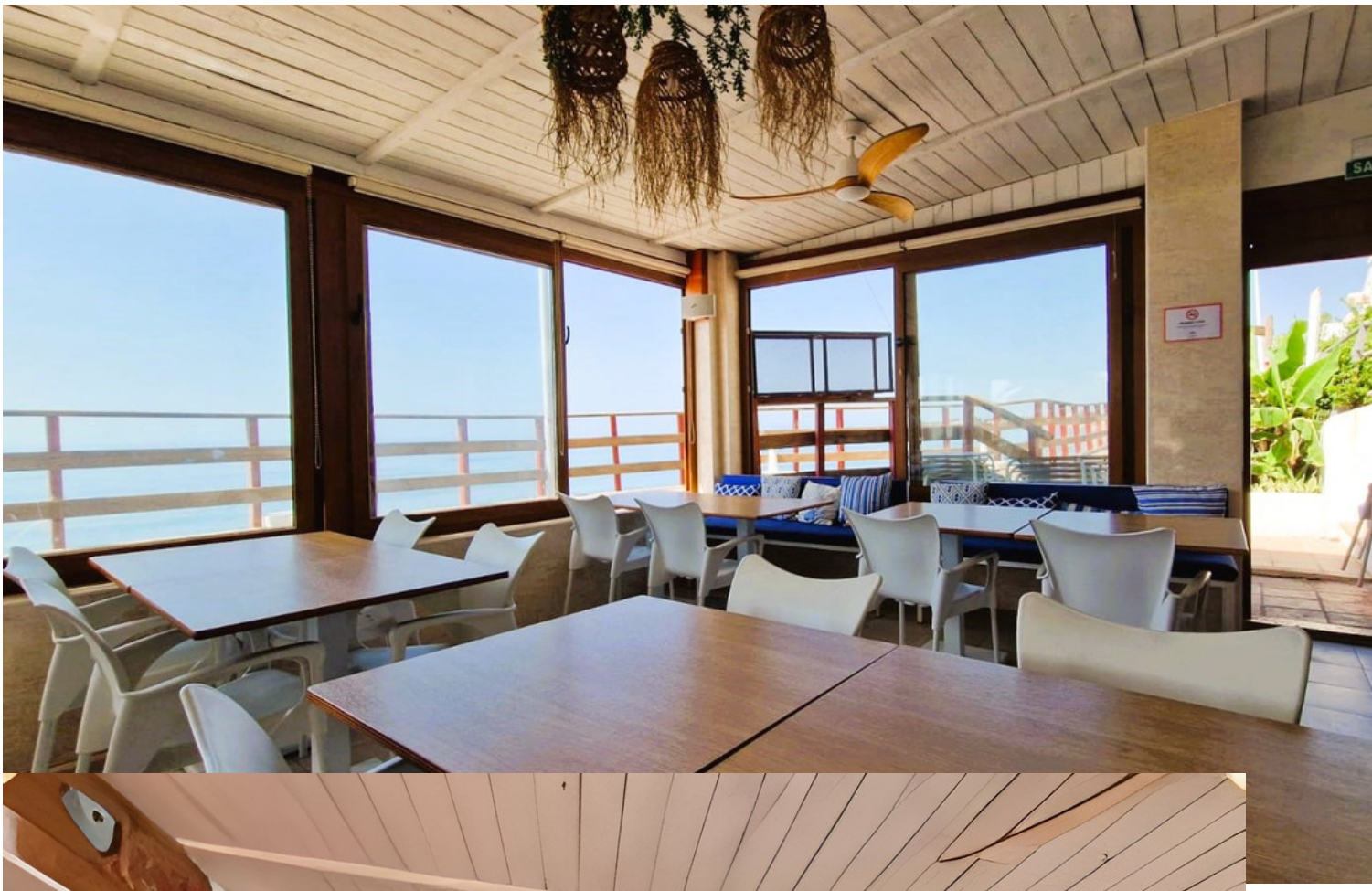
**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

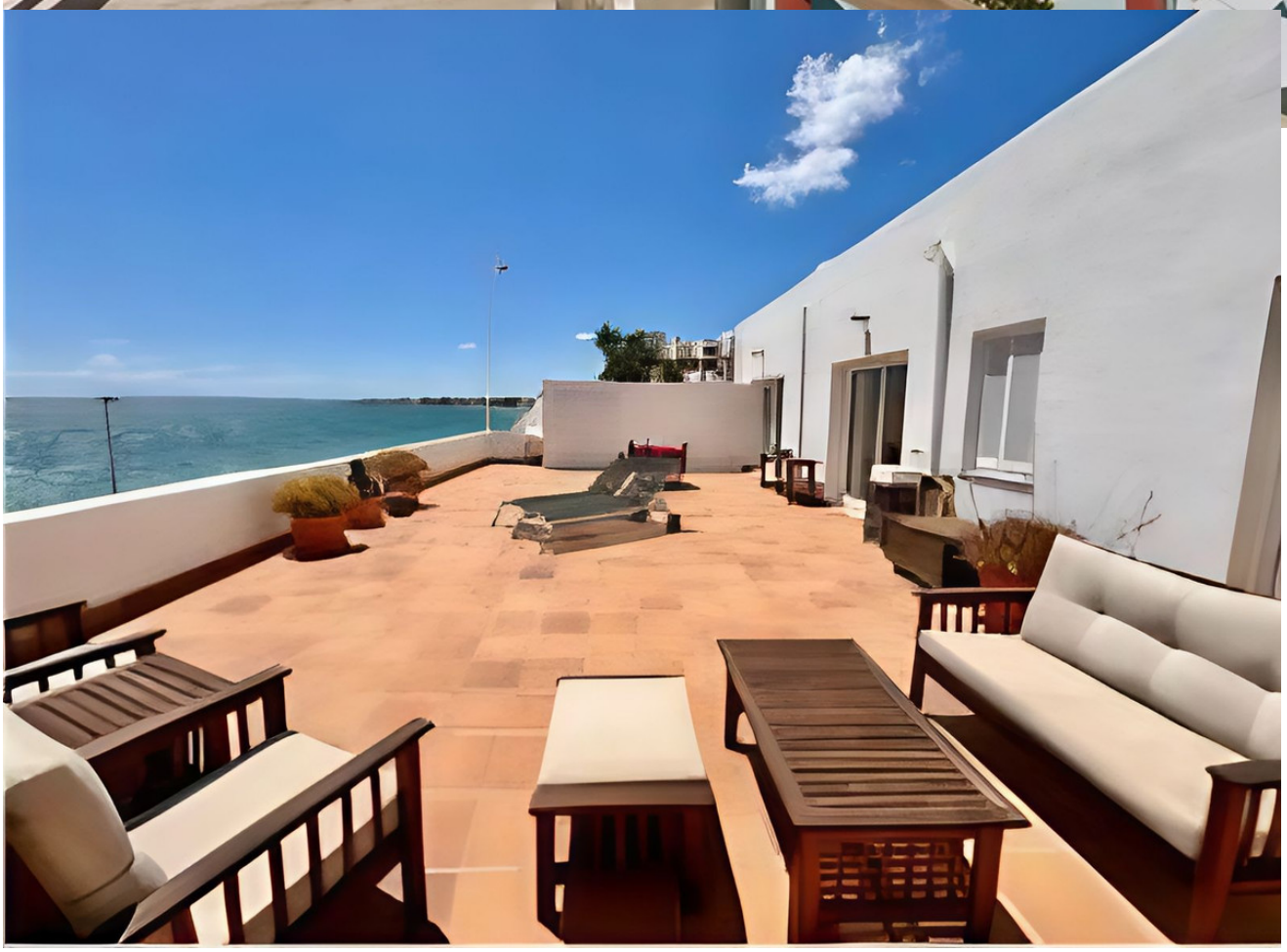
**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Bargain
- ✔ Investment
















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