

Ref.-ID: MIBGR5464654

Estepona

Commercial



5



5



350 m2

Prime Commercial Property - First Line Beach, Estepona €1,850,000 Exceptional commercial investment opportunity in a prime first-line beach location in Estepona, offering spectacular panoramic sea views and an outstanding combination of indoor and outdoor space. The property comprises approximately 321 m² of interior commercial space plus around 600 m² of private terrace, creating a total area of approximately 951 m². Currently designated for commercial use, the property has approved plans for five independent offices and community approval, offering an excellent opportunity for investors, professionals or businesses looking to establish a premium commercial concept in one of Estepona's most sought-after coastal locations. The spacious interior provides a blank canvas for a variety of uses, subject to the corresponding licences and planning permissions, including executive offices, a luxury wellness or medical centre, beauty and aesthetics, Pilates or fitness studio, boutique business centre, restaurant or exclusive events venue. The extensive south-facing terraces are the property's main highlight, providing uninterrupted panoramic views over the Mediterranean Sea and the coastline, creating exceptional potential for a premium lifestyle or hospitality concept. Key Features - Prime first-line beach location - Panoramic Mediterranean Sea views - Approximately 321 m² interior space - Approximately 600 m² terrace - Approximately 951 m² total area - Approved for 5 offices - Community approval in place - Large open-plan interior - Excellent natural light and multiple openings - Outstanding potential for refurbishment and repositioning - Ideal for investors, corporate use or premium lifestyle businesses - Excellent long-term investment potential A rare opportunity to acquire a large commercial property directly on the seafront in Estepona, offering exceptional visibility, extensive outdoor space and the flexibility to create a high-end business concept tailored to the growing demand of the Costa del Sol. Price: €1,850,000

Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Front Line Beach Complex

Security

- ✓ Gated Complex

Orientation

- ✓ South

Parking

- ✓ Open
- ✓ Communal

Views

- ✓ Sea
- ✓ Beach
- ✓ Panoramic

Category

- ✓ Beachfront
- ✓ Investment
- ✓ Off Plan
- ✓ With Planning Permission

Features

- ✓ Private Terrace











LOCAL COMERCIAL EN PRIMERA LÍNEA DE PLAYA, ESTEPONA
 321 m² INTERIOR + 600 m² TERRAZA | TOTAL 951 m²
 APROBADO PARA 5 OFICINAS



LOCAL COMERCIAL – PRIMERA LÍNEA DE PLAYA, ESTEPONA
321 m² INTERIORES + 600 m² TERRAZA – VISTAS PANORÁMICAS AL MAR



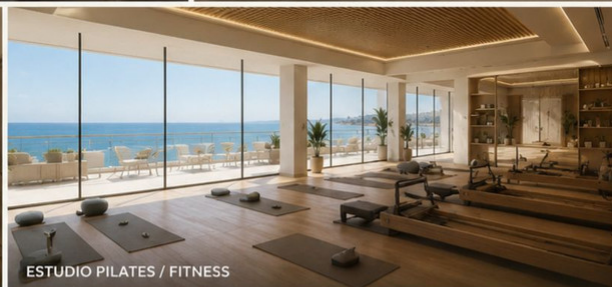
RESTAURANTE / LOUNGE



OFICINAS PREMIUM



CENTRO WELLNESS / CLÍNICO



ESTUDIO PILATES / FITNESS



EVENTOS / CELEBRACIONES



TERRAZA CON VISTAS PANORÁMICAS