## Sales - Commercial - Estepona

# 2.599.000€











**Ref.-ID: R5253517**

**Estepona**

**Commercial**

**12**

**6**

**630 m2**

**GOLDEN OPPORTUNITY!! PRIME LOCATION!! – JESÚS CAUTIVO STREET & TERRAZA STREET** Spectacular fully renovated building with a tourist license, located right next to the most central, busy, and commercial street in Estepona, Calle Terraza. The building has 667 m² constructed area (according to the land registry) and is distributed over Ground Floor + 3 floors + solarium. The property comprises 6 apartments of 68 m² each, all with their own terrace and views of the Jesús Cautivo Brotherhood and Calle Terraza. In addition, the first-floor apartments also feature an interior patio. All apartments include 2 spacious and very bright bedrooms, an open-plan kitchen connected to the living room, a small dining area, and a living room with direct access to the terrace. The building has been completely renovated, including electricity, plumbing, apartment interiors, and finishes. The building also includes 2 commercial units on the ground floor that have not yet been renovated: one currently used as storage, and the other as a laundry facility for the building's services. Both units can either serve the building or be rented out or sold, thanks to their fantastic location and great potential. The building is entirely dedicated to tourist use, with strong and demonstrable income due to its exceptional and privileged location. Located in the heart of the city, just a 2-minute walk from the Estepona Orchidarium and 4 minutes walking distance from the beach. It offers parking right outside the building, as well as 2 public parking facilities costing €1/day and €2/night, located less than 2 and 5 minutes walking distance respectively. The property has Horizontal Division and independent title deeds. Don't miss the opportunity to own a tourist-use building in the center of Estepona!

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Refurbished

**Pool**
- ✔ Room For Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Entry Phone

**Parking**
- ✔ Open Parking
- ✔ Street Parking

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

**Category**
- ✔ Distressed
- ✔ Investment
- ✔ Resale
- ✔ Contemporary