Sales - Commercial - Estepona

1.160.000€











Ref.-ID: R5370169 **Estepona** **Commercial**

12 **12** **250 m2**

Residential building with great development potential in the heart of Estepona. CONSTRUCTION PERMITTED FOR 2/3 FLOORS, WITH APPROXIMATELY 10-12 NEW APARTMENTS! AND A GROUND FLOOR WITH COMMERCIAL PREMISES! An exceptional opportunity for developers and construction companies in one of the most sought-after areas of Estepona. This building has the potential for development of 2-3 floors, ideal for creating approximately 10-12 modern, practical apartments (depending on their size), designed to meet the high demand for housing in the urban center. Relevant data: Current area = 250 m2 (2 buildings A and B). Permitted buildable area = 825 m2 (including 200 m2 of ground floor commercial space). Urban planning classification: "consolidated urban land" with residential and commercial use. Maximum permitted heights: Building A (Ground floor + 2) (10.6 m) Building B (Ground floor + 3) (14 m) Compatible uses: Residential, hotel, offices, retail, and restaurants (no music). We have all the necessary documentation to develop and show you this magnificent future housing project in one of the prime locations – Estepona's old town. Call us to schedule your visit.. . we'll be happy to answer all your questions.

Setting

- ✔ Town
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Sea
- ✔ Close To Town