

**Sales - Commercial - New Golden Mile**  
**385.000€**

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**Ref.-ID: R5076304**

**New Golden Mile**

**Commercial**

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

**IBI: 442 EUR / year**



**2**



**84 m2**

**FREEHOLD** : Renovated Office Space - Prime Location by the Beach Commercial premises for sale located on the ground floor of the Blue Bay Apartments & SPA , Estepona, Málaga. Fantastic location with direct access from the main road and just a 2-minute walk to the beach. Ideally positioned near hotel facilities and a range of local services, making it perfect for client-facing businesses or flexible workspaces. Property Features: One spacious office/bedroom Two medium-sized rooms - ideal for private offices or team spaces Two modern bathrooms, including one with a shower Fully fitted kitchen Dedicated storage room Recently renovated to high standards Air conditioning in all rooms for year-round comfort Option to divide into two independent office units - perfect for flexibility or rental income

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

- Condition**
- ✓ Good
  - ✓ Recently Renovated

- Pool**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Street

- Features**
- ✓ Near Transport
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Access for people with reduced mobility
  - ✓ 24 Hour Reception
  - ✓ Restaurant On Site
  - ✓ Fiber Optic

- Furniture**
- ✓ Fully Furnished

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Communal

- Security**
- ✓ Gated Complex
  - ✓ 24 Hour Security

- Parking**
- ✓ Street

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone

- Category**
- ✓ Investment