

Sales - Commercial - Estepona
930.000€

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Ref.-ID: R5402680

Estepona

Commercial



A spectacular building for sale, comprising a commercial unit and two separate apartments, situated in the heart of Estepona's old town, just 400 metres from the beach and surrounded by a wide range of shops and amenities. It comprises: Ground Floor, where the 73.95 m² commercial premises are located, along with the staircase leading to the various apartments; First Floor, where apartment A is situated, featuring a living room with a fireplace, a kitchen, 2 bedrooms, 1 bathroom, 1 toilet and an internal patio-courtyard. Second Floor, where the property known as B is located, measuring 83.36 m², also with a living room with a fireplace, kitchen, 2 bedrooms, 1 bathroom, 1 toilet, and the Top Floor, with the third bedroom, 1 bathroom, storage room and terrace, 108.14 m². - For commercial use = 73.95 m² - For residential use = 191.50 m² Total built area of the building = 265.45 m² Both the commercial premises and the two residential units are registered as separate properties, but the entire building is being sold together. This is a great investment opportunity with enormous potential for conversion and renovation, offering the possibility of creating several apartments, or a large house with a garage, or a business on the ground floor with apartments above, and there is the option of building a staircase leading up to the sun terrace - rooftop - to turn it into a chill-out terrace area of approximately 80m² with spectacular panoramic views of Estepona's old town and the mountains.

Setting	Orientation	Condition	Climate Control	Views	Features
✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools	✓ South West	✓ Renovation Required	✓ Fireplace	✓ Panoramic ✓ Urban ✓ Street	✓ Near Transport ✓ Private Terrace ✓ Solarium