

Продажа - Коммерческая - Эстерона  
930.000€

www.arbatestates.com  
+34 606 84 36 45  
+34 602 51 80 97  
info@arbatestates.com



Ref.-ID: R5402680

Estepona

Коммерческая



5



4



265 m2



81 m2

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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>. - For commercial use = 73.95 m<sup>2</sup> - For residential use = 191.50 m<sup>2</sup> Total built area of the building = 265.45 m<sup>2</sup> 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 80m<sup>2</sup> with spectacular panoramic views of Estepona's old town and the mountains.

**Расположение**

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Нужен ремонт

**Климат-контроль**

- ✓ Камин

**ВИД**

- ✓ Панорамный
- ✓ Город
- ✓ Улица

**Особенности**

- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий