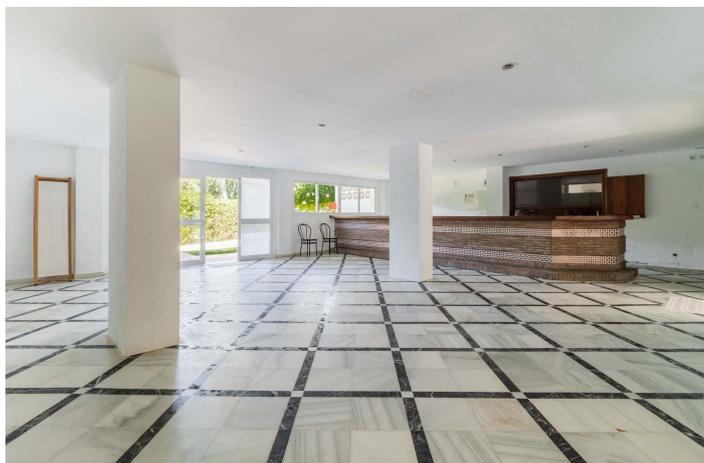




## Zaak te koop in Estepona, Estepona

**375.000 €**

Referentie: R5117002 Slaapkamers: 4 Badkamers: 1 Perceelgrootte: 236m<sup>2</sup>





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## Costa del Sol, Estepona

Fantastic commercial premises for sale in Bahía Dorada, Estepona

Fantastic commercial premises of 236 m<sup>2</sup> for sale, located in the well established urbanisation of Bahía Dorada, just a few steps from the sea. This spacious property is divided into three large rooms, offering great versatility for multiple types of business.

It also includes an adjacent fully equipped flat with a bedroom, a bathroom and a living-dining room, ideal both for the owner's personal use and to generate additional rental income.

The premises is surrounded by gardens and has a communal swimming pool, making it a very pleasant environment for clients and workers. There is ample parking, with numerous parking spaces available directly in front, making it easy to access and convenient for visitors.

The location is unbeatable: only 7 minutes by car from the centre of Estepona and very close to a commercial centre with all the necessary services.

Thanks to its distribution and spaciousness, this local allows for a wide variety of uses: restaurant, professional offices (architects, lawyers, etc.), gymnasium, nursery, yoga or pilates centre, art gallery, playroom, among others. In addition, there is the possibility of dividing the spaces to accommodate different commercial activities under one roof.

Being located in a residential area with year-round residents, a fixed and stable clientele is guaranteed.

In short, a great business opportunity.



## Kenmerken:

### Zonorientatie

Oosten  
West

### Uitzicht

Garden Views  
binnenplaats Bekeken  
street Views

### Ligging

Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dicht bij winkels  
Dichtbij scholen  
Eerstelijns strand  
Eerste lijn strandontwikkeling

### Huidige Staat

Goede conditie  
Renovatie nodig

### Zwembad

Gemeenschappelijk zwembad

### Meubilering

Ongemeubileerd

### Keuken

Niet ingerichte keuken

### Tuin

gemeenschappelijke tuin

### Parkeergelegenheid

parkeren op straat  
Gemeenschappelijk Parking

### Voorzieningen

Elektriciteit  
Drinkwater

### Categorie

Investering  
Aan zee  
Bestaande bouw