



## Büro zum Verkauf in Estepona, Estepona

350.000 €

Referenz: R5183743    Badezimmer: 1    Garten: 136m<sup>2</sup>    Terrasse: 40m<sup>2</sup>





## Costa del Sol, Estepona

Offices in the Heart of Estepona – Prime Location on One of the Town’s Main Streets! 

An exclusive set of offices is for sale within a fully refurbished business center, located in the historic old town of Estepona, just 30 meters from the beach and in one of the most emblematic and high-traffic areas of the city. This is a unique investment opportunity in a strategic location that combines historic charm, commercial visibility, and strong demand.

### Main Features

Fully equipped kitchenette with appliances.

Modern bathroom with shower.

Comprehensive security system: burglar alarm with cameras and photo detectors + fire alarms.

Convenient access via elevator or stairs, with emergency exit directly onto Calle Real, allowing the possibility of creating a separate entrance.

Private patio, adding a distinctive and attractive feature to the space.

### Comfort & Technology

Offices equipped with Inverter Airzone A++ central air conditioning and heating (8,000 frigories).

High-efficiency cooling installation and individual electric meters for precise consumption control.

Low-consumption lighting and multiple power outlets in every room.

High-performance WiFi connection included (fiber-optic high-speed internet can be contracted separately if needed).

### Environment & Advantages

Property currently generating monthly rental income, making it a profitable and secure investment from day one.

Perfect for a variety of professional uses, including:

Medical practices and health centers

Law firms 

Real estate agencies and architectural studios

Aesthetic and wellness centers 



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Renovated common areas with a modern and representative image.

Strategic location surrounded by restaurants, supermarkets, banks, schools, sports centers, and a wide range of established businesses.

Excellent access by road and public transportation.

Just steps away from the beach (2nd line), offering an exceptional added value.

◆ Sale Conditions

Open to flexible conditions

Taxes not included.

Main Features:

Fully equipped office kitchen with appliances.

Bathroom with shower.

Comprehensive security system: anti-theft alarm with cameras and photo detectors, plus fire alarms.

Convenient access by elevator or stairs, with emergency exit to Calle Real.

Private patio.

Comfort & Technology:

Each office has Inverter Airzone A++ central heating and air conditioning (8,000 frigorías).

High-efficiency cooling system with premium piping.

Individual electric meters per office, allowing full control of energy consumption.

Low-consumption lighting and multiple power outlets.

Internet connection via latest-generation WIFI (note: high-speed connection not included in the rental price).

Surroundings & Advantages:

Perfect for professional offices such as lawyers, architects, real estate agencies, or medical practices.

Recently renovated, modern and representative common areas.

Strategic location in the urban core, surrounded by all essential services: supermarkets, restaurants, banks, sports facilities, schools, and other businesses.



Excellent connections: easy road access and close to bus stops.

Just steps away from the beach (2nd line), adding unique value and appeal.

Conditions:

Rental price does not include VAT.

An unbeatable location to boost your business visibility and prestige in the very center of Estepona.

Don't miss out – schedule a visit today! You'll love it.



## Eigenschaften:

### Merkmale

Aufzug  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
W-lan  
Holzböden  
Restaurant vor Ort  
Höflichkeitsbus

Glasfaser

### Ansichten

Hof

### Möbel

Voll eingerichtet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Orientierung

Südost

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Dorf

### Küche

Voll ausgestattet

### Kategorie

Investition  
Verzweifelt

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Sicherheit

Gated Complex  
Eingabetelefon