



## Andra till salu i Estepona, Estepona

319 000 €

Referens: R4893424 Sovrum: 1 Badrum: 1 Bygga: 145m<sup>2</sup>





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## Costa del Sol, Estepona

Spacious commercial premises in Estepona, located in the heart of the old town. With a generous surface area of 94 m<sup>2</sup>, this property offers endless possibilities to become your next successful business or a charming home. Although it requires renovations, its current layout includes a large double room and a bathroom, with the potential to easily convert it back into a residential property.

The premises stand out with extras such as a balcony and a terrace, perfect for attracting customers or enjoying the vibrant urban atmosphere. Its central location provides immediate access to services such as medical centers, schools, hospitals, parks, supermarkets, and a steady flow of foot traffic.

Additionally, adjacent to the premises is an extra 47 m<sup>2</sup> apartment. This cozy space features 1 bedroom, 1 bathroom, a functional kitchen, a bright living-dining room, and a small entrance hall. Its compact and efficient layout makes it ideal as a complementary living space or to integrate it as part of the business.

Don't miss this unique investment opportunity! Whether to develop your business project or create a home in a prime location, this space offers endless possibilities. Contact us for more information and to arrange a viewing.



## Funktioner:

### Drag

Privat terrass

Marmorgolv

Trägol

### Möbler

Inte möblerad

### Klimatkontroll

Centralvärme

### Skick

Excellent