

ESTEPONA

999,000 €

REFERENCE R2274827

Exceptional Investment Opportunity: Prime Commercial Space Awaiting Transformation in Estepona, Costa del Sol

100 m²

BUILT








up35jgrhau

Description

Luxury Realty is delighted to present a remarkable commercial investment opportunity in the heart of Estepona, one of the most vibrant and rapidly evolving destinations on Spain’s illustrious Costa del Sol. This 100 m² commercial unit, strategically located in a dynamic suburban area, offers an unparalleled chance for astute investors and entrepreneurs to establish a significant presence in a thriving market. Estepona, often lauded as the "Garden of the Costa del Sol," beautifully blends traditional Andalusian charm with modern amenities and an increasingly cosmopolitan atmosphere, making it a magnet for residents and tourists alike. This property represents more than just a space; it's a blank canvas for visionaries to create a bespoke commercial enterprise that capitalizes on the region's immense appeal and ongoing economic growth.

Nestled within a bustling commercial area, this property benefits from an enviable setting that guarantees excellent visibility and accessibility. The suburban location ensures a steady flow of local clientele, while its proximity to a plethora of existing shops and services contributes to a vibrant ecosystem conducive to business success. Imagine a boutique, a chic café, a modern office space, a wellness studio, or a specialist retail outlet thriving amidst Estepona's captivating environment. The property's advantageous position means it is easily reachable for daily commuters, local residents, and the significant influx of tourists who flock to Estepona's beautiful beaches, lively marina, and charming old town. This commercial hub is designed to cater to the diverse needs of a growing community, promising consistent footfall and potential customer engagement.

Boasting a generous built area of 100 m², this commercial unit offers substantial space to realize a wide array of business concepts. The rectangular footprint allows for flexible interior design and layout, enabling future owners to configure the space precisely to their operational requirements. Whether envisioning an open-plan retail environment, segregated office zones, or a welcoming hospitality area, the dimensions are perfectly suited for optimizing functionality and aesthetics. This considerable size provides ample room for product display, customer interaction zones, administrative areas, and storage, ensuring that any business operating here can do so efficiently and comfortably. The potential for a distinctive and memorable brand presence within these walls is limitless, allowing for creative architectural solutions and innovative commercial concepts.

The property benefits from a multi-directional orientation, encompassing North East, East, South East, and South exposures. This optimal positioning ensures an abundance of natural light throughout the day, a crucial element for creating an inviting and energetic commercial atmosphere. East-facing aspects capture the gentle morning sun, ideal for establishments that thrive on early trade, such as cafes or breakfast eateries. South-facing orientations bask in warm, consistent daylight, perfect for retail spaces or offices that desire a bright, airy feel. This natural illumination not only enhances the aesthetic appeal of the interior but also contributes to reduced lighting costs and a more pleasant working or shopping environment. Furthermore, strategic window placement can be utilized to maximize visibility and showcase products or services to passersby, leveraging the ample light to draw attention to the establishment.

Presented in a "Renovation Required" condition, this commercial space is a genuine opportunity for value addition and bespoke customization. Far from being a drawback, this status represents a blank canvas for investors to unleash their creativity and tailor the property to their exact specifications and brand identity. This allows for the integration of modern design principles, state-of-the-art technology, and energy-efficient solutions from the outset, significantly enhancing the property's market value and operational efficiency. The absence of existing fixed décor or layouts frees the new owner from the constraints of previous designs, offering complete freedom to craft a truly unique and contemporary commercial haven. Luxury Realty sees this as a chance for a discerning investor to stamp their mark on Estepona’s commercial landscape, transforming a solid foundation into a premier business destination.

All essential utilities are readily available, including Electricity and Drinkable Water, simplifying the renovation process and expediting the launch of your business venture. The presence of these fundamental services means that the foundational infrastructure is in place, allowing new owners to focus on the aesthetic and functional aspects of their refurbishment without the complexities of initial utility installations. This preparedness minimizes delays and additional costs, ensuring a smoother transition from acquisition to operation. Such practical considerations underline the property’s readiness for transformation and its inherent appeal as a straightforward investment with clear potential for development.

Categorized as both a "Bargain" and a robust "Investment," this commercial unit in Estepona offers exceptional value in a highly competitive market. Estepona’s real estate sector has demonstrated consistent growth, driven by its burgeoning tourism industry, expanding expatriate community, and attractive lifestyle offerings. Acquiring a commercial property in such a dynamic location at this price point provides a significant competitive advantage. Investors can anticipate strong capital appreciation as the region

continues to develop, alongside the potential for attractive rental yields once the renovated space is operational. This is a strategic acquisition for those looking to diversify their portfolio with a tangible asset in a flourishing European destination, promising substantial returns both in the short and long term. It's not merely a purchase; it's a strategic move into a market ripe with potential.

Estepona itself is a town that captivates and delights, offering an exceptional quality of life and a vibrant backdrop for any business. Known for its immaculate, flower-lined streets, stunning marina, and over 20 kilometers of beautiful coastline, it draws millions of visitors annually, ensuring a constant stream of potential customers. The town boasts a rich cultural heritage, excellent gastronomic scene, championship golf courses, and easy access to international airports, making it a highly desirable location for both residents and tourists. Its "Garden of the Costa del Sol" initiative has transformed the town center into a picturesque botanical wonderland, further enhancing its appeal and driving foot traffic to local businesses. The ongoing commitment to urban improvement and sustainable development ensures that Estepona's charm and commercial viability will only continue to grow.

This property is more than just a commercial space; it is an invitation to be part of Estepona's exciting future. Envision the success of your bespoke business in a location that offers both local community support and international allure. With the right vision and investment, this 100 m² unit can be transformed into a landmark commercial establishment, contributing to Estepona’s vibrant economy and yielding significant returns for its owner. Luxury Realty is proud to present such a promising asset, confident that it represents a truly exceptional opportunity for an discerning investor looking to make a lasting impact in one of Spain's most sought-after coastal towns.

Details

Reference	R2274827	Property Type	Commercial
Status	Sale	Price	999,000 €
Bedrooms	by request	Bathrooms	by request
Build size	100 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Investment