+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

620,000 €

REFERENCE R4292452

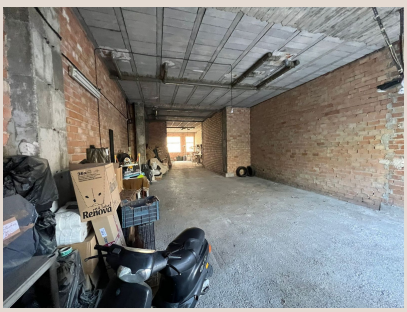
# Unrivalled Commercial Opportunity: Prime Retail Space in Estepona's Vibrant Heart

148 m²

BUILT







# Description

Estepona, a jewel of the Costa del Sol in Southern Spain, is rapidly evolving into one of the region's most sought-after destinations. Its charming old town, pristine beaches, and burgeoning cultural scene attract a steady stream of tourists and residents alike. Nestled within this dynamic landscape, Luxury Realty is proud to present an extraordinary commercial unit, offering an unparalleled opportunity for entrepreneurs and investors alike. This fantastic shop is strategically positioned in a truly central location, placing it at the very nexus of Estepona's bustling commercial activity. Its address is not merely a geographic point; it is a gateway to success, situated on one of the town's undeniably busiest streets, ensuring maximum visibility and constant footfall for any business endeavour.

The strategic advantage of this commercial unit cannot be overstated. Its presence on such a prominent thoroughfare guarantees an incessant flow of potential customers, crucial for the prosperity of any retail establishment, restaurant, or service-oriented business. Furthermore, the convenience extends beyond mere foot traffic. For both staff and clientele, connectivity is seamless. A dedicated cab rank is located mere steps away, providing effortless access for those arriving by taxi. Moreover, the local bus service thoughtfully passes directly in front of the door, offering an incredibly accessible public transport link that broadens the reach of your potential customer base significantly. This confluence of high visibility and exceptional accessibility creates an environment ripe for business growth and sustained profitability. The allure of Estepona's celebrated old town, with its picturesque streets, vibrant plazas, and authentic Spanish charm, lies just a few meters away. This proximity means that your business will benefit from the continuous influx of tourists exploring this historic quarter, as well as local residents drawn to its unique atmosphere. This dual appeal ensures a diverse and consistent clientele, from day-trippers to long-term residents and holidaymakers.

Step inside, and you are greeted by a generously proportioned, open-plan space – a blank canvas awaiting your entrepreneurial vision. This expansive layout offers ultimate flexibility, allowing for a bespoke interior design tailored precisely to the specific requirements and brand identity of your chosen venture. Whether you envision an elegant boutique, a modern office, or a chic showroom, the possibilities are boundless. A critical feature for many commercial applications, particularly in the hospitality sector, is the inclusion of a smoke and gas flue. This essential infrastructure is already in place, significantly reducing initial setup costs and complications for businesses requiring ventilation for kitchens or other specialized equipment. This pre-installed facility immediately opens up a vast array of high-demand business opportunities that might otherwise be prohibitively complex or expensive to establish in other locations. The inherent adaptability of this unit makes it profoundly appealing for a wide spectrum of enterprises.

Consider the potential: transformed into a state-of-the-art dental clinic, it could serve Estepona's growing population with modern healthcare services. As a pharmacy, its central, high-traffic location would make it a crucial community asset. The presence of the smoke and gas flue, coupled with the prime position, makes it an exceptionally strong candidate for a thriving bar or restaurant, capitalising on Estepona's vibrant culinary scene and the constant flow of both locals and tourists seeking quality dining experiences. Imagine tables spilling out onto the pedestrian-friendly space directly in front of the terrace, offering al-fresco dining or a charming coffee shop ambiance, enhancing customer experience and significantly boosting revenue potential. This valuable exterior space, which can be thoughtfully utilised for outdoor seating, displays, or even a promotional area, is a rare and highly sought-after asset in such a central urban setting. The versatility extends to any innovative concept the astute buyer could envision, from an exclusive art gallery to a high-end retail outlet, or a sophisticated co-working space. This property is more than just a shop; it’s a strategic asset designed for diverse business success.

# Details

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| Reference | R4292452 | Property Type | Commercial |
| Status | Sale | Price | 620,000 € |
| Bedrooms | by request | Bathrooms | by request |

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|---|---|---|---|
| Build size | 148 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Private garden, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella