

ESTEPONA

from 689,000 €

REFERENCE R5163982

Prime Beachfront Commercial Opportunity: A New Horizon for Business in Estepona, Costa del Sol

162 m²

BUILT

30 m²

TERRACE









Description

Discover an unparalleled opportunity to establish your business in one of Southern Spain's most sought-after coastal destinations. Luxury Realty proudly presents a brand-new commercial premises, meticulously designed for success, nestled within an exclusive beachfront development in the vibrant heart of Estepona. This is more than just a property; it’s a gateway to thriving commerce in a region renowned for its allure and prosperity.

Spanning an impressive 162 m² of built area, this state-of-the-art commercial unit offers a blank canvas for your entrepreneurial vision. Scheduled for completion in August 2025, it promises the ultimate advantage of a completely fresh start. The design is inherently versatile, yet ideally suited for restaurant and hospitality ventures. Every essential groundwork has been laid: the premises come fully prepared for immediate restaurant installation, boasting a dedicated ventilation system connection, and all necessary utilities and communication infrastructures are already meticulously in place. This foresight significantly reduces setup time and initial investment, allowing you to focus purely on bringing your culinary or hospitality concept to life. With pre-installed air conditioning infrastructure and thoughtful access for people with reduced mobility, every detail ensures comfort and accessibility for both staff and clientele.

Estepona, often celebrated as the 'Garden of the Costa del Sol,' is a jewel on Spain's southern coast, synonymous with sun-drenched beaches, a rich cultural tapestry, and a burgeoning luxury lifestyle. This commercial unit benefits from a truly exceptional location: strategically positioned on a charming, picturesque square, a mere 50 meters from the sparkling Mediterranean Sea. This isn't just proximity; it's a first-line beach complex advantage, ensuring a constant flow of both local residents and discerning international tourists drawn to Estepona’s irresistible charm.

Beyond the immediate allure of the seafront, the premises are ideally situated within effortless reach of Estepona’s bustling town centre, where traditional Spanish charm meets modern amenities. The vibrant port, a hub of leisure and gastronomic delights, is just moments away, promising high footfall and excellent visibility. The surrounding area is rich with established shops and essential services, ensuring a dynamic commercial ecosystem. Furthermore, proximity to local schools adds another layer of potential clientele.

The Costa del Sol is a globally recognized destination, attracting millions of visitors annually and a growing expatriate community. This consistent influx provides an unparalleled market for hospitality and retail. Investing in Estepona means tapping into a robust economy fueled by tourism, real estate, and a high quality of life. The region boasts excellent infrastructure, including easy access to Malaga International Airport. This strategic position in Southern Spain offers not just a beautiful setting, but a powerful economic engine to drive your enterprise forward.

This commercial unit is an integral part of a prestigious, newly constructed beachfront development, embodying contemporary design and superior quality, envisioned to attract a sophisticated clientele.

The key advantage of this extraordinary property lies unequivocally in its brand-new condition. It represents a rare opportunity to start completely fresh, designing your business concept without the limitations or unforeseen costs of renovating older properties. Imagine a pristine environment, ready to be moulded precisely to your vision, with modern infrastructure from day one. This pristine state, combined with its unbeatable first-line beach location on a bustling square, guarantees maximum exposure and a steady stream of potential customers. It’s an investment not just in real estate, but in a future brimming with commercial success.

Property Highlights:

- **Built Area:** 162 m² – generous space for diverse layouts.
- **Prime Setting:** Urban hub, exceptional proximity to the Port, diverse Shops, Schools, and an unbeatable Front Line Beach Complex position.
- **Orientation:** East, ensuring delightful morning light and pleasant conditions.
- **Condition:** Pristine New Construction – a true blank canvas.

Climate Control: Pre-installed A/C infrastructure for effortless temperature management.

Accessibility: Thoughtfully designed with access for people with reduced mobility.

Category: A premier New Development and an undeniable Commercial Opportunity in a high-demand location.

Details

Reference	R5163982	Property Type	Commercial
Status	Sale	Price	from 689,000 €
Bedrooms	by request	Bathrooms	by request
Build size	162 m²	Plot Size	–
Terrace	30 m²	Parking places	by request

Features

New development, Resale