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ESTEPONA

1,850,000 €

REFERENCE R5188045

# An Unparalleled Commercial Canvas Awaits in Estepona: Elevate Your Enterprise in Southern Spain

680 m²

BUILT













# Description

Discover an extraordinary commercial opportunity in the vibrant heart of Estepona, a jewel nestled on the breathtaking Costa del Sol in Southern Spain. This meticulously designed three-story premises represents more than just a property; it is a strategic gateway for visionary entrepreneurs and established corporations seeking to establish or expand their presence in one of Spain's most dynamic and sought-after regions. With its harmonious blend of expansive space, unparalleled accessibility, and a prime location, this offering from Luxury Realty is poised to redefine your business's potential and secure its illustrious future.

Spanning an impressive total of 788 square meters, this versatile commercial building is ingeniously distributed across three distinct levels, each offering unique advantages and fostering seamless operational flow. The intelligent layout ensures maximum utility and flexibility, allowing for diverse business models to flourish. From a grand customer-facing showroom to efficient logistical hubs and refined executive offices, every square meter has the potential to contribute to your success story in this sun-drenched corner of Andalusia.

The ground floor, boasting a substantial 237 square meters, acts as the primary interface with the bustling urban environment. Its direct accessibility from the street, complemented by an inclusive ramp, ensures effortless ingress for clients and visitors, as well as easy deliveries. This level is perfectly conceived for a high-impact retail presence, a sophisticated showroom, an upscale restaurant (subject to planning), or a flagship corporate reception area. Its generous dimensions provide ample scope for creative merchandising and an immersive brand experience, immediately capturing the attention of passersby and fostering a welcoming atmosphere.

Ascending to the first floor, you will find an expansive 265 square meters of prime commercial space. Bathed in natural light and offering elevated views, this level is ideally suited for executive offices, collaborative workspaces, a private medical clinic, an art gallery, or a premium service-oriented business. The thoughtful design allows for the creation of open-plan areas for team collaboration or the configuration of individual offices for focused work. The inherent flexibility of this floor ensures it can adapt to the evolving needs of a dynamic enterprise, providing a refined environment conducive to productivity and innovation.

The basement level, the largest of the three at 266 square meters, is a powerhouse of operational efficiency. This substantial subterranean space is an invaluable asset for businesses requiring extensive storage, secure warehousing, or areas for specialized operational functions. Its direct connection to the ground floor via both a dedicated freight elevator and robust internal stairs ensures the smooth and secure movement of goods, inventory, and equipment between all levels. This logistical advantage is crucial for maintaining seamless operations, supporting rapid inventory turnover, and optimising supply chain management, thereby enhancing overall business performance.

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Connectivity and infrastructure are paramount for modern commerce, and this property excels in both. Beyond the primary ramp and ground floor access, a secondary door offers additional convenience and security, providing alternative entry and exit points. The inclusion of a powerful freight elevator is a significant boon for any business dealing with substantial volumes of goods, guaranteeing efficient vertical transport. Furthermore, a modern passenger lift ensures comfortable and accessible transit between all floors for staff and clients, alongside well-maintained staircases for everyday movement. A convenient toilet facility on the ground floor caters to immediate needs, enhancing the comfort and functionality of the premises for everyone.

The strategic micro-location of this property is truly exceptional. Nestled opposite one of Estepona's quietest and most charming squares, it offers a serene yet prominent setting, providing a pleasant outlook and a tranquil break from the urban bustle. Moreover, its direct proximity to a significant museum, which houses historical artifacts detailing the very birth and evolution of Estepona, imbues the location with a unique cultural cachet and historical depth. This distinguished positioning guarantees not only visibility but also aligns your business with the sophisticated and cultured essence of Estepona, potentially drawing in discerning clients and visitors who appreciate heritage and quality.

Estepona, often celebrated as the "Garden of the Costa del Sol," is a town experiencing remarkable growth and beautification. Its commitment to quality of life, stunning beaches, vibrant culinary scene, and burgeoning cultural offerings make it an irresistible destination for residents, tourists, and investors alike. Southern Spain, as a whole, benefits from a strategic geographical position, acting as a bridge between Europe and Africa, with a robust tourism industry and a growing economy. Investing in Estepona is not merely acquiring a property; it is embracing a lifestyle and securing a foothold in a region with consistently strong capital appreciation and excellent potential for sustained economic prosperity.

This is more than just a commercial space; it is a foundational asset for establishing a thriving enterprise that will not only secure your immediate business objectives but also ensure the long-term prosperity and legacy for your family. The combination of expansive, adaptable space, state-of-the-art logistical support, and an unrivalled prime location in a flourishing city positions this property as a genuinely unique and indispensable investment. Do not let this extraordinary opportunity for significant growth and robust investment pass you by. Estepona, with its bright future and welcoming embrace, eagerly awaits your visionary enterprise.

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Contact Luxury Realty today to arrange a private viewing and discover how this exceptional commercial premises in Estepona can be the cornerstone of your next success story.

## Details

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| Reference | R5188045 | Property Type | Commercial |
| Status | Sale | Price | 1,850,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | 680 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

### Personal advice

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

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