

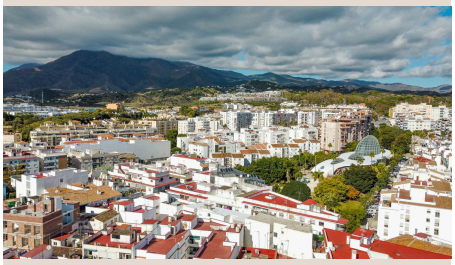
ESTEPONA

2,599,000 €

REFERENCE R5253517

# An Unrivaled Investment Opportunity: A Turnkey Luxury Aparthotel in Estepona's Vibrant Core

| 10 | 6 | 630 m² | 37 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Luxury Realty proudly presents an exceptional, fully renovated building, strategically positioned at the dynamic intersection of Jesús Cautivo Street and Calle Terraza, Estepona. This premier address places you literally steps away from Estepona's most central, bustling, and commercially thriving artery. This isn't merely a property; it's a meticulously curated asset boasting a coveted tourist license, offering an immediate and robust revenue stream within one of Southern Spain's most sought-after destinations. With a substantial constructed area of 667 m² (as per land registry), this impressive structure spans a Ground Floor plus three additional floors, culminating in a magnificent rooftop solarium, promising panoramic views and endless possibilities.

## Exquisite Residences Designed for Discerning Guests

The building thoughtfully comprises six individual, impeccably designed apartments, each extending to a generous 68 m². Every residence is a sanctuary of comfort and style, featuring its own private terrace, offering captivating vistas of the historic Jesús Cautivo Brotherhood and the lively Calle Terraza below. For an added touch of distinction, the first-floor apartments are further enhanced by charming interior patios, providing an intimate oasis amidst the urban vibrancy.

Each apartment is a testament to modern luxury, featuring two generously proportioned and sun-drenched bedrooms, ensuring utmost comfort for guests. The heart of each home is an elegant open-plan kitchen, seamlessly integrating with a spacious living area. This intelligent design creates an expansive, inviting atmosphere, perfect for both entertaining and tranquil relaxation. The living areas naturally flow onto the private terraces, extending the living space outdoors and inviting guests to savor Estepona’s delightful climate and vibrant street life. The entire building has undergone a comprehensive, no-expense-spared renovation, encompassing all major systems including state-of-the-art electrical installations, plumbing, and meticulously crafted interior finishes, ensuring a turnkey operation of the highest standard.

## Strategic Commercial Potential and Proven Income Generation

Beyond the luxurious residential units, this prime property includes two versatile commercial units on the ground floor. Currently, one unit serves as a convenient storage facility, while the other is efficiently utilized as a laundry service area, catering to the operational needs of the aparthotel. These units, presenting a blank canvas for bespoke development, represent significant untapped potential. They can be seamlessly integrated to enhance the building's services, or alternatively, be independently leased or sold, leveraging their fantastic street-level location and inherent commercial appeal. This dual functionality provides incredible flexibility and additional avenues for substantial revenue, cementing the property's status as a formidable investment.

The entire establishment is exclusively dedicated to tourist accommodation, a strategic advantage in Estepona's thriving tourism market. With its exceptional and privileged location, the property already boasts strong and demonstrable income figures, providing immediate return on investment for the discerning buyer. This is a rare chance to acquire a fully operational, high-yielding asset in a premium location.

## A Coveted Address in Estepona, Southern Spain

Nestled in the beating heart of Estepona, a jewel of the Costa del Sol in Southern Spain, the location of this building is truly unparalleled. Guests and residents alike will delight in the immediate proximity to Estepona’s cultural and leisure highlights. The magnificent Estepona Orchidarium, a botanical marvel, is merely a two-minute stroll away, offering an exquisite escape. The shimmering shores of the Mediterranean Sea and Estepona’s beautiful beaches are just a leisurely four-minute walk, inviting endless days of sun and relaxation. This central position ensures that every amenity, from gourmet restaurants to boutique shops, is within effortless reach, enhancing the guest experience and driving occupancy rates.

Adding to its immense convenience, the property benefits from direct parking available right outside the building. Furthermore, the area is serviced by two easily accessible public parking facilities, located less than two and five minutes walking distance respectively, providing ample and cost-effective parking solutions for both guests and staff. This level of accessibility in a vibrant city center is a significant advantage.

This exquisite property benefits from Horizontal Division and independent title deeds for each unit, ensuring clear legal demarcation and facilitating flexible ownership and management structures. For investors seeking a high-performing, luxury tourist accommodation asset in the coveted heart of Estepona, this represents an extraordinary and not-to-be-missed opportunity. Secure your stake in Southern Spain's flourishing luxury tourism market with Luxury Realty.

## Details

| | | | |
|---|---|---|---|
| Reference | R5253517 | Property Type | Commercial |
| Status | Sale | Price | 2,599,000 € |
| Bedrooms | 10 | Bathrooms | 6 |
| Build size | 630 m² | Plot Size | – |
| Terrace | 37 m² | Parking places | by request |

## Features

Pool, Air conditioning, Mountain views, Parking, Investment, Resale