

ESTEPONA

from 4,305,000 €

REFERENCE R5447722

An Exceptional Investment Opportunity: Premier High-Yield Tourist Building in the Heart of Estepona, Southern Spain

9	615 m²	153 m²
BEDROOMS	BUILT	PLOT













Description

Luxury Realty proudly presents an unparalleled investment prospect: a newly constructed, state-of-the-art building meticulously designed for high-end tourist accommodation, strategically positioned in one of the most coveted areas of central Estepona. Located just a mere 200 meters from the pristine beaches of the Costa del Sol, this property represents the epitome of luxury, convenience, and outstanding profitability in a flourishing market.

This magnificent edifice seamlessly blends timeless Mediterranean architectural elegance with contemporary design and superior finishes. From the moment guests approach, the building exudes an inviting and sophisticated ambiance. The grand main entrance, adorned with exclusive flooring, elegant baseboards, and intricate decorative plaster moldings on the ceilings, sets a tone of refined luxury. A meticulously curated reception area further enhances this welcoming atmosphere, promising an exceptional stay from arrival.

The architectural integrity of the building beautifully honors the rich heritage of Andalusia, featuring a charming interior plaza that serves as a tranquil oasis for guests. Ascending to the pinnacle of the property reveals a truly spectacular rooftop solarium, offering breathtaking 360-degree panoramic views that encompass the sparkling Mediterranean Sea, the majestic mountains, and the picturesque rooftops of Estepona's vibrant town center. This exclusive vantage point provides an unforgettable experience, making it a key attraction for discerning travelers.

Sophisticated Design and Optimal Layout for Tourist Excellence

This purpose-built, five-story property is exclusively dedicated to luxury tourist accommodation, ensuring every aspect caters to the comfort and enjoyment of its guests while maximizing operational efficiency for investors. The thoughtful layout includes:

- The ground floor, which houses a professional reception, an elegant lobby, a dedicated office space, and convenient access to the elevator and staircase. This level also uniquely features one of the exquisite tourist apartments.
- The first, second, third, and fourth floors are each home to two impeccably appointed apartments, complemented by well-maintained common areas and a discreet service office, ensuring smooth operations and guest satisfaction.

Luxurious and Fully Equipped Apartments

Each of the nine one-bedroom tourist apartments has been crafted to the highest standards, offering an oasis of comfort and style. Guests will discover:

- A fully equipped, state-of-the-art kitchen featuring modern appliances, perfect for those who appreciate the flexibility of self-catering.
- A spacious and elegantly furnished bedroom, designed for ultimate relaxation and tranquility.
- A generously sized, contemporary bathroom, finished with premium materials.
- Expansive double-glazed windows that not only flood the interiors with natural light but also provide direct access to private balconies, offering delightful outdoor spaces.
- Throughout each apartment, guests will appreciate the excellent finishes and selection of top-quality materials, reflecting an unwavering commitment to luxury and durability.

Uncompromised Construction Quality and Guest Comfort

The construction of this building adheres to the most stringent standards of comfort and structural integrity. A paramount focus has been placed on superior sound insulation, effectively mitigating airborne noise, impacts, and vibrations from the building's systems. This meticulous engineering ensures a profoundly quiet, private, and comfortable stay for every guest, enhancing the overall luxury experience and contributing to higher guest satisfaction and repeat bookings.

Comprehensive Ancillary Services for Seamless Operation

Beyond its luxurious accommodations, this property is designed for operational excellence. It includes an invaluable annexed space designated for essential services:

- Secure parking facilities for three vehicles, a significant advantage in central Estepona.
- A fully equipped laundry area, ensuring efficient management of linens and guest services.
- Ample storage space dedicated to maintenance and service supplies, streamlining daily operations.

Prime Location: Estepona, The Jewel of the Costa del Sol

Nestled in an absolutely prime location in the vibrant heart of Estepona, Southern Spain, this building offers unparalleled access to the best of the city. Estepona is celebrated for its charming historic center, its beautiful 'Garden of the Costa del Sol' reputation, and its rapidly growing appeal as a high-end tourist destination. Guests will find themselves immersed in a lively environment, surrounded by an eclectic mix of gourmet restaurants, chic boutiques, quaint cafes, picturesque squares, and lush gardens.

This exceptional address allows for effortless enjoyment of Estepona's many delights. The glorious beach, the enchanting historic center, and the city's diverse culinary and leisure offerings are all within a short, pleasant stroll. Estepona's strategic position on the Costa del Sol further enhances its appeal, providing easy access to Marbella, Puerto Banús, and the international airports of Malaga and Gibraltar, making it a magnet for international tourism.

An Unmissable Investment for Discerning Investors

This property represents an ideal investment for discerning tour operators, prestigious hotel chains, or individual investors seeking a high-quality asset with extraordinary profitability potential. In Estepona, a destination experiencing remarkable growth and increasing demand for luxury accommodation, properties of this caliber are becoming exceedingly rare.

Luxury Realty invites you to acquire an exclusive, newly constructed building that is perfectly positioned to generate substantial value from day one. This is more than an investment; it is an acquisition of a prime asset in one of the most dynamic and desirable markets in Southern Spain.

For private information, a comprehensive dossier, and detailed sales terms, please do not hesitate to contact Luxury Realty. Seize this exceptional opportunity to own a piece of Estepona's flourishing luxury tourism market.

Details

Reference	R5447722	Property Type	Commercial
Status	Sale	Price	from 4,305,000 €
Bedrooms	9	Bathrooms	by request
Build size	615 m²	Plot Size	153 m²
Terrace	–	Parking places	by request

Features

New development, Air conditioning, Lift, Parking