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ESTEPONA

1,850,000 €

REFERENCE R5464654

Exclusive First-Line Beach Commercial Gem: Estepona's Premier Investment Opportunity

5	5	350 m²	600 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is proud to present an unparalleled commercial investment opportunity, ideally situated on Estepona’s coveted first-line beach. This magnificent property offers a harmonious blend of prestigious location, expansive dimensions, and breathtaking panoramic sea views, setting a new benchmark for high-end commercial ventures on the Costa del Sol. For the discerning investor or a visionary business, this represents more than just a property; it's a strategic gateway to a thriving luxury market.

Estepona: The Heart of the New Golden Mile in Southern Spain

Nestled in the sun-drenched region of Southern Spain, Estepona has emerged as one of the most sought-after destinations on the Costa del Sol, often referred to as the "Garden of the Costa del Sol." Its charm lies in its authentic Andalusian character, combined with a sophisticated modern infrastructure and an increasingly affluent international community. Boasting beautiful blue-flag beaches, a picturesque marina, world-class golf courses, and a vibrant cultural scene, Estepona attracts both luxury tourism and long-term residents. The town benefits from excellent connectivity, superb amenities, and a progressive local government actively supporting economic growth and urban beautification. Investing here means positioning your business in a location synonymous with quality, lifestyle, and sustained demand.

Unrivaled Space and Sublime Views: The Property at a Glance

This exceptional commercial property spans an impressive total area of approximately 951 m². It comprises a generous 321 m² of interior commercial space, providing a substantial canvas for bespoke design and functionality. Complementing this interior expanse is an extraordinary private terrace measuring around 600 m². This vast outdoor area is arguably the property's crowning jewel, offering uninterrupted, south-facing panoramic views over the shimmering Mediterranean Sea and the captivating coastline. Imagine the possibilities: an exclusive dining experience under the stars, a serene wellness retreat overlooking the ocean, or an innovative corporate headquarters where inspiration flows as freely as the sea breeze. The sheer scale and prime orientation of this terrace elevate the property from merely commercial to an iconic destination.

The spacious interior, currently an open-plan layout, presents a remarkable blank canvas, ready to be transformed to suit a diverse range of high-end business concepts. Enhanced by excellent natural light and multiple strategic openings, the space promises an airy, inviting, and productive environment. This inherent flexibility, combined with its prime beachfront position, offers outstanding potential for creative refurbishment and strategic repositioning, ensuring any chosen venture will thrive in an ambiance of luxury and prestige.

Subject to the corresponding licenses and planning permissions, the property is perfectly suited for a multitude of premium uses. Envision a state-of-the-art executive office complex, a luxurious wellness or medical centre catering to an elite clientele, an exclusive beauty and aesthetics clinic, a high-end Pilates or fitness studio, or a boutique business centre offering unparalleled amenities. Its commanding views and expansive layout also make it an ideal candidate for a signature restaurant or an exclusive events venue, capable of hosting memorable occasions against the backdrop of the Mediterranean. Each of these concepts is amplified by the property's exquisite location and expansive outdoor offering, promising an elevated experience for clients and employees alike.

Strategic Investment and Ready-Made Development Potential

This opportunity is further distinguished by its ready-made development potential. The property currently holds approved plans for the creation of five independent offices, a significant advantage that streamlines the development process for investors seeking a multi-unit commercial operation. Furthermore, all necessary community approvals are already in place, alleviating common administrative hurdles and offering a clearer, faster path to project realization. This pre-approved framework makes it an outstanding proposition for investors, professionals, or businesses aiming to establish a premium commercial concept in one of Estepona's most sought-after coastal locations without the typical delays associated with initial planning and community consents.

This is a truly rare opportunity to acquire a large commercial property directly on the seafront in Estepona. It offers not only exceptional visibility and extensive outdoor space but also the invaluable flexibility to create a high-end business concept perfectly tailored to the ever-growing demand of the Costa del Sol's luxury market. Its strategic location, coupled with the inherent versatility and pre-approved development plans, positions this property as an excellent long-term investment, promising significant capital appreciation and robust rental yields in a resilient and expanding market.

Why This Opportunity Stands Out

For those seeking a commercial investment that transcends the ordinary, this Estepona beachfront property delivers on every front. Its prime first-line location ensures unparalleled prestige and accessibility. The breathtaking panoramic Mediterranean Sea views are an irreplaceable asset, enhancing any business concept. With approximately 321 m² of interior space and an astonishing 600 m² of private terrace, the scale is unmatched. The significant advantage of approved plans for five offices and existing community approvals minimizes risk and accelerates development. Combined with its open-plan interior, excellent natural light, and immense potential for bespoke refurbishment, this is an ideal acquisition for astute investors, corporations seeking a flagship location, or premium lifestyle businesses looking to establish an iconic presence. This offering represents a unique fusion of luxury, strategic location, and compelling investment upside in one of Spain's most dynamic coastal regions.

Price: €1,850,000

Details

Reference	R5464654	Property Type	Commercial
Status	Sale	Price	1,850,000 €
Bedrooms	5	Bathrooms	5
Build size	350 m²	Plot Size	–
Terrace	600 m²	Parking places	by request

Features

Beachfront, Sea views, Parking, Investment

Personal advice

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

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