

ESTEPONA

180,500 €

REFERENCE R5489914

Unique Investment Opportunity in Estepona's Thriving Heart, South of Spain

70 m²

BUILT








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Description

Are you searching for a truly exceptional project, a canvas awaiting transformation into something magnificent, located in one of the most dynamic and sought-after enclaves of the Costa del Sol? Luxury Realty proudly presents a remarkable street-level property for sale in the vibrant heart of Estepona, a location that is truly unbeatable and ripe for investment.

Estepona, often celebrated as 'The Garden of the Costa del Sol,' has undergone a remarkable transformation in recent years, evolving into one of southern Spain's most captivating destinations. Its charming old town, a labyrinth of whitewashed streets adorned with vibrant geraniums, offers an authentic Andalusian experience. Yet, beneath this traditional facade lies a sophisticated infrastructure boasting a modern marina, exquisite gastronomic scene, world-class golf courses, and a thriving cultural calendar. Strategically positioned on the Mediterranean coastline, in the sunny south of Spain, it provides easy access to the cosmopolitan buzz of Marbella and Puerto Banús, the tranquil elegance of Sotogrande, and both Malaga and Gibraltar airports, making it a perfectly situated hub for international residents and discerning visitors. The allure of Estepona lies not only in its picturesque beauty and year-round sunshine but also in its dynamic growth, ensuring a vibrant community and a robust property market that promises excellent returns on investment. Living in Estepona means embracing a lifestyle where golden beaches meet mountain trails, and traditional charm blends seamlessly with modern luxury.

This unique space, though currently requiring a comprehensive renovation, represents an unparalleled opportunity to craft a bespoke property tailored to your most ambitious visions. Its prime location, nestled amidst the bustling life, an array of boutique shops, gourmet restaurants, and essential services, ensures constant foot traffic and exceptional visibility. This makes it an ideal prospect for a diverse range of projects, limited only by imagination.

Imagine transforming this property into an exquisite residential haven: a luxurious, urban oasis with a distinct character. Envision a designer apartment featuring high ceilings, an expansive open-plan living area, and the coveted private interior patio becoming a verdant, tranquil retreat from the city's energy. This offers a spacious, unique alternative to a traditional penthouse, granting the convenience of direct street access combined with the privacy of a secluded outdoor space. It's perfect for those seeking a sophisticated city residence that effortlessly blends urban living with peaceful natural elements, offering a unique opportunity to design a bespoke home that reflects individual taste and luxury standards.

Alternatively, the property’s street-level presence and prime location lend themselves perfectly to a high-end commercial venture. Picture it as an exclusive art gallery showcasing local and international talent, a chic boutique offering designer apparel, a professional firm's impressive headquarters, a state-of-the-art wellness or beauty clinic, a sophisticated gourmet food store, or a dynamic co-working space designed for creativity and collaboration. The excellent visibility and effortless entry are invaluable assets for any client-facing business, ensuring maximum exposure and convenience. The interior patio, in a commercial context, could serve as an elegant outdoor display area, a peaceful waiting zone, or a unique space for client events, adding a distinctive flair to your business.

Beyond its versatility, the property boasts several intrinsic features that enhance its appeal and potential. Its street-level position provides not only excellent visibility but also unparalleled ease of access, a critical factor for both residential convenience and commercial success. A truly rare and desirable asset in a city-center property is the private interior patio. This outdoor sanctuary promises abundant natural light, fresh air, and a tranquil escape from the urban bustle. It’s an ideal setting for al fresco dining, a private urban garden, or an elegant reception area for a business, creating a memorable experience for residents or clients.

Furthermore, the property benefits from a north orientation, a significant advantage, particularly on the sun-drenched Costa del Sol. This orientation ensures a consistently cool and comfortable interior environment, effectively mitigating the intense summer heat and consequently reducing cooling costs. It also provides soft, diffused natural light, which is ideal for artistic pursuits, displaying merchandise, or simply creating a serene and pleasant living or working atmosphere throughout the year.

This is more than just a property; it's an invitation to manifest your vision in a prime Costa del Sol location with significant growth potential. Estepona’s continuous development ensures that an investment here is a strategic move, promising strong rental yields for both short-term luxury holiday rentals and long-term commercial leases, along with excellent capital appreciation in a booming market. A versatile asset, brimming with character and boundless possibilities, this property is poised to be transformed into an architectural gem that will stand out in Estepona's vibrant landscape.

Don't let this extraordinary opportunity pass you by. Contact Luxury Realty today to discover more about this unique offering or to arrange a private viewing. Let us help you unlock the full potential of this exceptional property in the heart of Estepona, Southern Spain.

Details

Reference	R5489914	Property Type	Commercial
Status	Sale	Price	180,500 €
Bedrooms	by request	Bathrooms	by request
Build size	70 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Resale