+34 604 489 646
info@luxury-realty.com
luxury-realty.com



EL PARAISO

Commercial in El Paraiso

1,195,000 €

REFERENCE R5512831

376 m²

BUILT

2,133 m²

PLOT













Description

Unique Investment Opportunity We present an exceptional investment opportunity in one of Estepona's most sought-after residential and commercial areas: Urbanización El Pilar – El Paraíso. Located on Sabinillas Street, in the heart of a well-established residential community and just one minute from the main coastal road, the property enjoys a strategic yet quiet setting, tucked away from noise thanks to its second-line position. Key Features of the Property 2,133 m2 Plot with Commercial Use Fully Renovated 212 m2 Restaurant A spacious, mostly open-plan establishment featuring terraces, upgraded access points, a fitted kitchen, and landscaped garden areas. The restaurant is ready to operate immediately. Approved Basic Project for a Business Center The northern section of the plot allows for the construction of 8 offices or commercial units, arranged in 4 buildings, each divided into two loft-style units with ground floor, first floor, and rooftop terrace. The design prioritizes natural light, open spaces, interconnected porches, and landscaped areas, creating an attractive and dynamic environment for future businesses. High Investment Potential Both assets —the Restaurant and the Business Center— complement and enhance one another, addressing a real demand for services in this high-density residential area. Restaurant ready to lease, with an estimated rental income of €140,000/year, equivalent to a 5.2% return. Business Center: once developed, it would generate strong additional returns due to the number of units and their strategic location. The estimated construction cost for the Business Center is €1,000,000 if carried out by the current owner's construction company. However, the investor is free to use their own builder or to convert that section of the plot into extended landscaped gardens for the restaurant, which would significantly increase its rental value. A Secure Investment with Guaranteed Growth. This project offers multiple income streams in a premium area with year-round ■demand. ■An ■ideal ■opportunity for ■investors ■seeking ■security, ■high ■returns, and ■an ■exclusive commercial ■product. For ■more information ■or ■to ■schedule ■a visit, we ■will ■be ■delighted ■to ■assist ■you.

Details

Reference	R5512831	Property Type	Commercial
Status	Sale	Price	1,195,000 €
Bedrooms	by request	Bathrooms	by request
Build size	376 m²	Plot Size	2,133 m²
Terrace	–	Parking places	by request

Features

Alarm system

Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella