

ESTEPONA

890,000 €

REFERENCE R630393

Unveiling a Premier Commercial Investment Opportunity: A Blank Canvas in Estepona's Thriving Heart

245 m²

BUILT

Description

Luxury Realty is delighted to present an extraordinary commercial property located in the vibrant and ever-evolving town of Estepona, nestled on the sun-drenched Costa del Sol in Southern Spain. This substantial 245 m² business premise represents a rare and compelling investment, offering an unparalleled opportunity for visionary entrepreneurs and discerning investors to create a bespoke establishment in one of the most sought-after coastal destinations. Positioned within a bustling commercial area, yet retaining the intimate charm of a traditional village, this property boasts an enviable beachside setting, mere moments from the sparkling Mediterranean Sea. While significant renovation and restoration are required, its current state is not a drawback but rather an invitation – a pristine blank slate awaiting transformation into a landmark enterprise tailored precisely to your specifications and ambitions.

Estepona, often referred to as the 'Garden of the Costa del Sol,' has elegantly transitioned from a quaint fishing village into a sophisticated resort town, all while retaining its authentic Andalusian character. Its picturesque old town, with flower-filled streets, traditional squares, and charming tapas bars, draws visitors from across the globe. Concurrently, Estepona has embraced modernity, offering an array of world-class amenities, including a bustling marina, pristine beaches stretching over 23 kilometers, championship golf courses, and an expanding cultural scene. Situated on Spain's renowned Southern coast, it benefits from over 320 days of sunshine annually, attracting a steady stream of tourists, expatriates, and residents seeking a high-quality Mediterranean lifestyle. The town's strategic location along the 'New Golden Mile' positions it perfectly between the glamour of Marbella and the natural beauty of Gibraltar, ensuring high footfall and a diverse demographic of potential clientele. Its proximity to Malaga Airport further enhances accessibility and appeal.

The strategic setting of this property is unequivocally one of its strongest assets. Located firmly within a vibrant commercial area, it benefits from excellent visibility and accessibility, ensuring a constant flow of both local residents and international tourists. Its 'Town' and 'Village' setting provides a unique blend of urban convenience and authentic charm, making it ideal for diverse business concepts. Imagine a high-end boutique, a gourmet restaurant or café, an exclusive art gallery, a sophisticated wellness retreat, or bespoke professional offices. The 'Beachside' and 'Close To Sea' attributes are particularly potent for attracting clientele, promising a desirable ambiance and easy access to the town's prime attractions. With 245 m² of adaptable space, the possibilities are vast, limited only by imagination. This is more than just a commercial unit; it's a foundation for a prosperous future in a locale known for its upward trajectory.

Currently presented in a state requiring full renovation and restoration, this property offers an extraordinary advantage for those seeking to imprint their vision without compromise. Unlike pre-fitted or partially developed spaces, its 'Not Furnished' and 'Not Fitted' status ensures complete design freedom. This is not merely a challenge but an unparalleled opportunity to craft a commercial environment perfectly aligned with your brand ethos and operational requirements. Envision state-of-the-art interiors, bespoke finishes, and a layout optimized for efficiency and customer experience. This allows for the integration of cutting-edge technology, sustainable practices, and unique aesthetic elements from the ground up, guaranteeing a truly distinctive establishment that stands out in a competitive market. Luxury Realty sees beyond the current condition; we envision the genesis of a masterpiece, a space meticulously designed to captivate and serve its future patrons.

For the astute investor, this property represents a profoundly strategic entry point into Estepona's burgeoning market. While currently requiring comprehensive revitalization, its classification highlights an unparalleled value proposition in a prime Costa del Sol location. Such opportunities are increasingly rare. The significant equity you can build through thoughtful renovation and strategic development promises exceptional returns on investment. This is an acquisition for those who understand the value of transforming an asset into a high-yield venture. Given Estepona's continuous growth, increasing property values, and robust tourism industry, investing in a commercial space of this size and location, poised for complete transformation, is a strategic move towards long-term prosperity. It’s an exclusive invitation to participate in Estepona's future success story, cementing your business presence in a location synonymous with quality and growth.

Details

Reference	R630393	Property Type	Commercial
Status	Sale	Price	890,000 €
Bedrooms	by request	Bathrooms	by request
Build size	245 m²	Plot Size	–
Terrace	–	Parking places	by request

Features