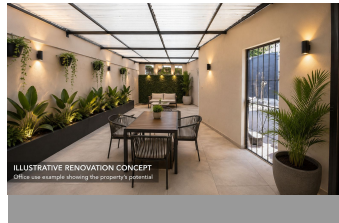


# ALL IN

## real estates



## Office in El Paraiso

Bedrooms **0** Bathrooms **0** Built **158m<sup>2</sup>** Terrace **70m<sup>2</sup>**

**R5016673** **Office** **El Paraiso** **169.000€**

Commercial property with strong renovation potential in El Paraíso, Estepona Interesting commercial property for sale in El Paraíso, Estepona, located in an established commercial area of the New Golden Mile, close to shops, services, schools, residential areas and main road connections. The property offers a total built area of 158 m<sup>2</sup>, distributed between a main ground-floor area, two private terraces and a large storage room on the upper level. Its configuration provides an interesting base for buyers looking to create a commercial, professional or investment space fully adapted to their needs. The premises require full renovation, allowing the future owner to design the project from the beginning and maximise the potential of the property according to the intended use, always subject to regulations, technical project and the corresponding licences. Thanks to its location, external visibility and additional spaces, the property may be suitable for different concepts such as a professional office, studio, agency, showroom, consultancy, administrative office or another compatible commercial use. One of its main advantages is the presence of two private terraces, one at the front and one at the rear, offering flexibility and added value for outdoor areas, waiting areas, complementary workspace or a more attractive commercial image after renovation. The large upper-level storage room adds further functionality for archive space, storage, technical use or business support. Images marked as renovation concept are illustrative only and have been created solely to help visualise the property's potential after a possible

renovation. They do not represent the current condition of the property. An opportunity for investors, professionals or small business owners looking to acquire a commercial property with transformation potential in a practical and well-connected area of El Paraíso, Estepona.

Covered Terrace  
Private Terrace

Covered Terrace  
Storage Room

Near Transport