



Commercial Premises in Estepona

Bedrooms **2**

Bathrooms **0**

Built **98m2**

Terrace **0m2**

R5351233

**Commercial
Premises**

Estepona

215.000€

A unique opportunity in Estepona! Commercial premises with potential for conversion into a home. If you're looking for a blank canvas with endless possibilities, these 98 m2 premises are for you. Located in a quiet residential area just 5 minutes from the heart of Estepona, this space stands out for its versatility and strategic location. What makes this property special: . Smart Layout: Currently, the premises are divided into two areas of approximately 49 m2 each. Half is fully fitted out and ready to use, whilst the other half is in its raw state, ideal for designing from scratch. . Residential Potential: Following the trend of neighbouring premises, this space is ideal for transforming into a modern loft-style home or maintaining a hybrid format of home and business. . Premium Location: Enjoy the peace of a residential area without sacrificing proximity to the town centre and all its amenities. Whether you wish to start your own business, create your dream home, or both, this property is the smart investment you've been looking for. Note: Property registered as commercial premises. Any plans to change the use to residential must be verified by the buyer in accordance with current regulations issued by Estepona Town Council. The price includes agency fees and VAT on these fees (payable by the seller). It does not include the buyer's costs: Vehicle Transfer Tax (general rate 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), notary fees, Land Registry fees and administrative agency fees.

Wood Flooring

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