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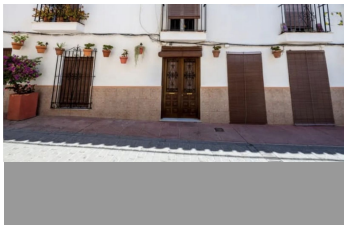
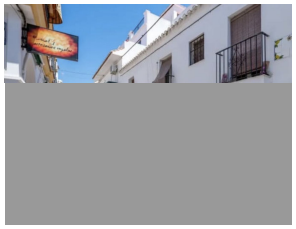

Commercial in Estepona

Bedrooms	**12**	Bathrooms	**12**	Built	**250m2**	Terrace	**50m2**

R5370169	**Commercial**	**Estepona**	**1.160.000€**

Residential building with great development potential in the heart of Estepona. CONSTRUCTION PERMITTED FOR 2/3 FLOORS, WITH APPROXIMATELY 10-12 NEW APARTMENTS! AND A GROUND FLOOR WITH COMMERCIAL PREMISES! An exceptional opportunity for developers and construction companies in one of the most sought-after areas of Estepona. This building has the potential for development of 2-3 floors, ideal for creating approximately 10-12 modern, practical apartments (depending on their size), designed to meet the high demand for housing in the urban center. Relevant data: Current area = 250 m2 (2 buildings A and B). Permitted buildable area = 825 m2 (including 200 m2 of ground floor commercial space). Urban planning classification: "consolidated urban land" with residential and commercial use. Maximum permitted heights: Building A (Ground floor + 2) (10.6 m) Building B (Ground floor + 3) (14 m) Compatible uses: Residential, hotel, offices, retail, and restaurants (no music). We have all the necessary documentation to develop and show you ?this ?magnificent ?future ?housing ?project in one ?of ?the prime locations – Estepona's ?old town. Call ?us to ?schedule ?your visit.. . we'll ?be ?happy ?to ?answer ?all ?your ?questions.

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