



Commercial Premises in Estepona

Bedrooms

0

Bathrooms

0

Built

500m2

Terrace

0m2

R5481778

**Commercial
Premises**

Estepona

2.050.000€

PRIME COMMERCIAL INVESTMENT OPPORTUNITY – EL PILAR, ESTEPONA An excellent opportunity to acquire a substantial commercial building in a highly visible and established location in El Pilar, Estepona. Set on a plot of approximately 1,000m², this two-storey property offers a diverse mix of commercial and residential spaces, extensive terraces and private parking, making it an attractive proposition for investors seeking an established income-producing asset on the Costa del Sol. Ground Floor The ground floor provides approximately 320m² of commercial space, currently divided into several individual units, including: •Real estate office •Restaurant •Mini-market •Additional commercial premises To the south of the building is a substantial private parking area of approximately 500m², providing around 17–18 parking spaces. The parking is fenced and includes a covered canopy together with separate controlled entrance and exit barriers. Upper Floor The upper floor offers approximately 272m² and is currently arranged as a combination of commercial and residential units, including: •Commercial premises •Two apartments, each with bedroom, kitchen and bathroom facilities •Hairdressing salon •Souvenir shop One of the property's standout features is the approximately 500m² of terraces on the upper level, offering significant outdoor space and further potential. Excellent Commercial Location The property occupies a strategic position in a busy, high-traffic commercial area, with excellent

visibility from the A-7 coastal road and convenient access. The location is particularly attractive, being:

- Close to El Paraíso Golf Club and nearby hotels
- Approximately 7 minutes from Puerto Banús
- Around 17 minutes from both Marbella and Estepona
- Surrounded by established residential developments, businesses and amenities

The combination of multiple units, existing tenants, private parking, excellent road visibility and a prime Costa del Sol location makes this a particularly interesting investment opportunity with attractive income potential.

Key Features

- Approx. 1,000m² built
- Two-storey mixed-use commercial building
- Multiple commercial units
- 2 residential apartments
- Possibility to build another small apartment
- Approx. 500m² private parking area
- 17–18 private parking spaces
- Existing tenants
- Excellent visibility from the A-7
- Easy road access
- Established commercial location
- Built in 1985
- Good condition
- Strong investment and rental-income potential

Contact us today for further information, rental details or to arrange a private viewing of this unique commercial investment opportunity.