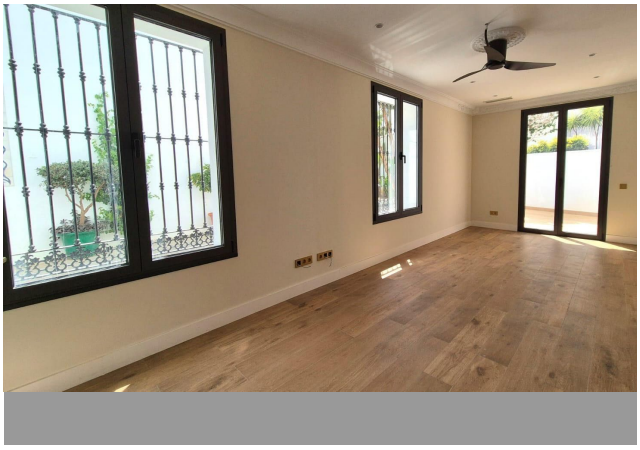
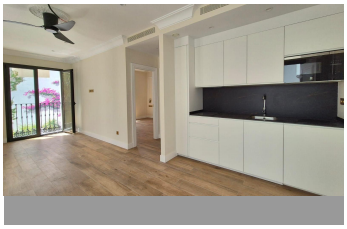
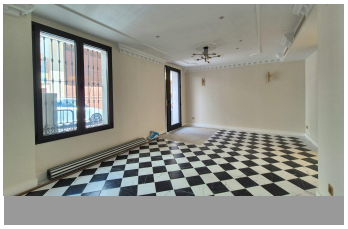
ALL IN
real estates


Commercial in Estepona

Bedrooms	**9**	Bathrooms	**9**	Built	**616m2**	Terrace	**0m2**

R5454124	**Commercial**	**Estepona**	**4.305.000€**

Premium Investment: High-Yield Tourist Building in Estepona A unique opportunity to acquire a newly constructed building designed for high-end tourist accommodation, located in one of the most sought-after areas of central Estepona, just 200 meters from the beach. The building combines Mediterranean architecture with superior finishes, offering an elegant and welcoming image from the main entrance. Highlights include exclusive flooring, baseboards, decorative plaster moldings on the ceilings, and a carefully designed reception area that conveys a warm and welcoming atmosphere. Its design maintains the essence of Andalusia thanks to its charming interior plaza, while the rooftop boasts a spectacular solarium with 360º panoramic views of the sea, mountains, and town center. Layout ? 5-story building dedicated entirely to tourist use. ? 9 fully equipped one-bedroom tourist apartments. ? Ground floor with reception, lobby, office, elevator, staircase, and one apartment. ? First, second, third, and fourth floors with two apartments per floor, common areas, and a service office. Apartments All apartments are equipped with: ? Fully equipped kitchen with appliances. ? Spacious bedroom. ? Generously sized bathroom. ? Large double-glazed windows with access to a balcony. ? Excellent finishes and top-quality materials. Construction Quality The building has been constructed to high standards of comfort, incorporating excellent sound insulation that reduces airborne noise, impacts, and vibrations from the building`s systems, providing a quiet and comfortable stay for guests. Additional Services As

an annex, the property includes a space designated for: ? Parking for three vehicles. ? Laundry area. ? Storage space for maintenance and service. Location Sittling in a prime location in the heart of Estepona, surrounded by restaurants, shops, cafes, squares, and gardens. An exceptional location that allows you to enjoy the beach, the historic center, and all the city`s culinary and leisure offerings within walking distance. An ideal investment for tour operators, hotel chains, or investors seeking a high-quality asset with excellent profitability potential in one of the fastest-growing destinations on the Costa del Sol. Investors A unique investment opportunity in the center of ?Estepona, ?where ?properties ?of ?this kind are ?becoming ?increasingly scarce. Acquire an exclusive ?building ready ?to generate ?value ?from day one. Request private ?information, ?a ?complete ?dossier, ?and ?sales ?terms.

Lift	Lift	Solarium
Storage Room	Wood Flooring	