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# 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.