



R5402680

📍 Estepona

REF# R5402680 930.000 €

BEDS

5

BATHS

4

BUILT

265 m²

PLOT

81 m²

TERRACE

100 m²

A spectacular building for sale, comprising a commercial unit and two separate apartments, situated in the heart of Estepona's old town, just 400 metres from the beach and surrounded by a wide range of shops and amenities.

It comprises:

Ground Floor, where the 73.95 m² commercial premises are located, along with the staircase leading to the various apartments; First Floor, where apartment A is situated, featuring a living room with a fireplace, a kitchen, 2 bedrooms, 1 bathroom, 1 toilet and an internal patio-courtyard.

Second Floor, where the property known as B is located, measuring 83.36 m², also with a living room with a fireplace, kitchen, 2 bedrooms, 1 bathroom, 1 toilet, and the Top Floor, with the third bedroom, 1 bathroom, storage room and terrace, 108.14 m².

– For commercial use = 73.95 m²

– For residential use = 191.50 m²

Total built area of the building = 265.45 m²

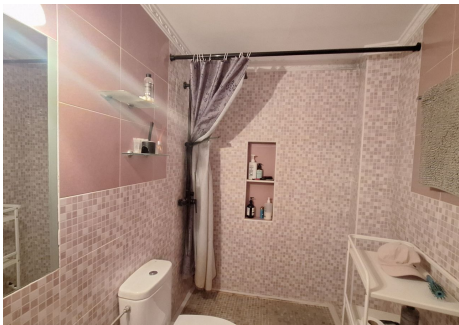
Both the commercial premises and the two residential units are registered as separate properties, but the entire building is being sold together

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This is a great investment opportunity with enormous potential for conversion and renovation, offering the possibility of creating several apartments, or a large house with a garage, or a business on the ground floor with apartments above, and there is the option of building a staircase leading up to the sun terrace – rooftop – to turn it into a chill-out terrace area of approximately 80m² with spectacular panoramic views of Estepona's old town and the mountains



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