

# BROMLEY ESTATES

*Marbella*



## EXCEPTIONAL INVESTMENT PROPERTY FOR SALE IN ESTEPONA

📍 Estepona

REF# BEMT299 €960,000

BEDS

5

BATHS

3

BUILT

260 m<sup>2</sup>

PLOT

106 m<sup>2</sup>

Situated in a charming pedestrianised street within walking distance of the beach, lies this exceptional investment property for sale in Estepona awaiting those with a keen eye for potential.

The ground floor of this townhouse features a versatile commercial unit, perfectly suited for various business ventures. Meanwhile, the upper floor comprises two apartments, totalling five bedrooms and three bathrooms. This layout presents an ideal configuration for the creation of tourism rental spaces, catering to the growing demand for short-term accommodation in the area. Whether used individually or combined, these apartments offer lucrative opportunities for both short-term tourism rentals and long-term leases.

What sets this property apart is its potential for expansion. With the option to extend up another floor, there is ample room to maximise the space and further enhance its value. This additional floor could significantly increase the rental income potential, making it an enticing prospect for investors seeking long-term returns.

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The appeal of Estepona as a destination cannot be overstated. Once a tranquil fishing village, it has evolved into a cosmopolitan town while retaining its original charm. With 21 kilometres of coastline, a palm-lined promenade, and pristine beaches, the town attracts visitors from around the globe, with its picturesque streets, bustling atmosphere and vibrant marina all contributing to its appeal. The town offers modern amenities, boasting supermarkets, an excellent selection of dining options, retail outlets, and medical facilities that cater to the needs of both residents and visitors. Additionally, Estepona's reputation as a golfing destination further enhances its appeal,

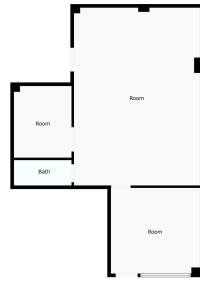
offering ample leisure opportunities for golf enthusiasts. The fashionable boutiques and dining spots of Marbella and Puerto Banus are just a 25-minute drive away, while both Malaga and Gibraltar airports can be reached within 45 minutes.

Whether you are an investor, builder, or forward-thinking entrepreneur, this property, ready for development, presents a chance to realise significant returns in a thriving market. Don't miss out on this great location and excellent investment potential! Contact us today to schedule a viewing or to discuss your investment options further.



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For Illustrative Purposes Only



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