



COMMERCIAL PREMISES 2 BEDROOMS BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5351233 €215,000

BEDS

2

BATHS

BUILT

98 m²

PLOT

98 m²

A unique opportunity in Estepona! Commercial premises with potential for conversion into a home.

If you're looking for a blank canvas with endless possibilities, these 98 m² premises are for you. Located in a quiet residential area just 5 minutes from the heart of Estepona, this space stands out for its versatility and strategic location.

What makes this property special:

- . Smart Layout: Currently, the premises are divided into two areas of approximately 49 m² each. Half is fully fitted out and ready to use, whilst the other half is in its raw state, ideal for designing from scratch.
- . Residential Potential: Following the trend of neighbouring premises, this space is ideal for transforming into a modern loft-style home or maintaining a hybrid format of home and business.
- . Premium Location: Enjoy the peace of a residential area without sacrificing proximity to the town centre and all its amenities.

Whether you wish to start your own business, create your dream home, or both, this property is the smart investment you've been looking for.

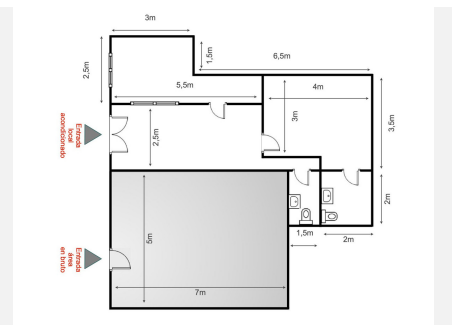
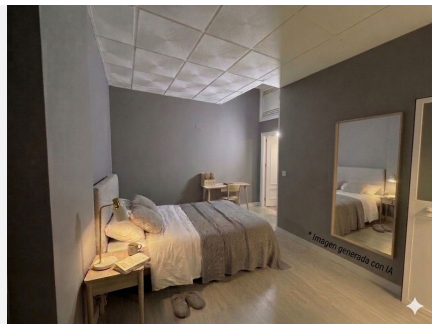
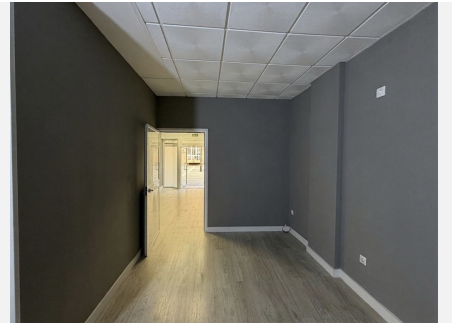
+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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Note: Property registered as commercial premises. Any plans to change the use to residential must be verified by the buyer in accordance with current regulations issued by Estepona Town Council.

The price includes agency fees and VAT on these fees (payable by the seller). It does not include the buyer's costs: Vehicle Transfer Tax (general rate 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), notary fees, Land Registry fees and administrative agency fees.



BROMLEY ESTATES

Marbella

