

# Commercial in Estepona – –

Bedrooms

5

Bathrooms

4

Built

265m2

Terrace

100m2

**R5402680**

**property**

**Estepona**

**930.000€**

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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>. - For commercial use = 73.95 m<sup>2</sup> - For residential use = 191.50 m<sup>2</sup> Total built area of the building = 265.45 m<sup>2</sup> Both the commercial premises and the two residential units are registered as separate properties, but the entire building is being sold together. 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 80m<sup>2</sup> with spectacular panoramic views of Estepona's old town and the mountains.