

Villa for sale in Estepona Este - Málaga

Estepona Este, Málaga

Reference: 218553



1,250,000 €

5,459 €/m²



229 m²



4 (4+0)



2 (1+0)



Yes

Description

Exclusive Property for Professional Use in Los Granados Playa, Estepona.

We present this unique property located opposite the Los Granados Playa residential complex, offering excellent visibility and direct access from the Costa del Sol motorway. It represents a particularly attractive opportunity for investment or for the development of a professional activity, in a highly sought-after and strategic location.

The property comprises 229 m² of built area, distributed over two floors of 114 m² each, featuring spacious, bright areas that can be easily adapted to a variety of professional uses. As this is a tertiary-use property, it is intended exclusively for

professional or commercial purposes; residential use and structural extensions or modifications are not permitted.

Thanks to its layout, surface area and prime location, the property is especially suitable for a vehicle sales dealership, automotive showroom or commercial exhibition space, benefiting from excellent visibility from the motorway and generous access points. It is also suitable for other activities such as hotel, hospitality, commercial and educational uses, as well as offices, clinics, coworking spaces or related businesses, all in accordance with its urban planning classification. The property holds a valid First Occupation Licence (LPO).

Description

The building sits on a 1,255 m² plot, offering ample space, privacy and multiple access points, ensuring excellent functionality for both customer service and logistics or parking.

Its location is one of its main distinguishing features: set within an exclusive residential area and just a short walk from the renowned Sonora Beach chiringuito, one of the most iconic spots on the Estepona coastline.

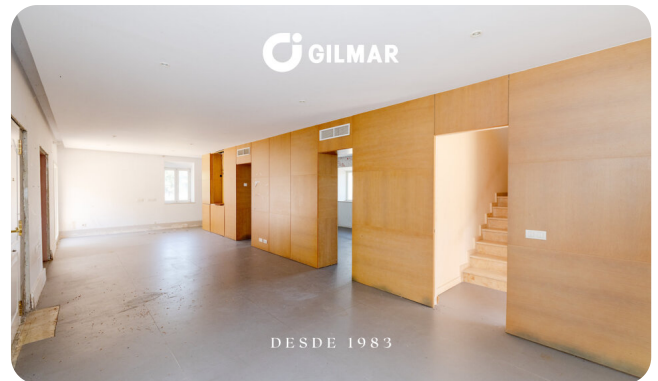
Key Features: • Exclusive professional and commercial use (tertiary zoning) • Ideal for a

vehicle dealership, car sales business or showroom

- Permitted activities: hotel, hospitality, commercial and educational
- Not suitable for residential use or extensions
- Valid First Occupation Licence (LPO)
- Strategic location with high visibility and easy access
- Just a few metres from the beach and Sonora Beach

An exceptional opportunity in Estepona that combines a prime location, high visibility, professional versatility and strong investment potential, ideal for companies looking to establish or expand their business on the Costa del Sol.

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.