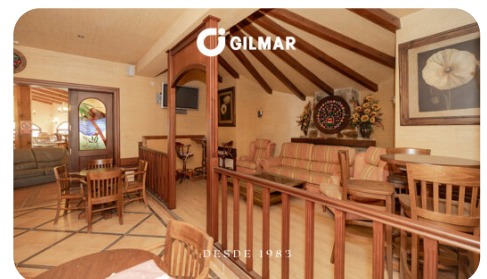


Commercial premise for sale in Estepona Este - Málaga

Estepona Este, Málaga

Reference: 224064



1,800,000 €

4,186 €/m²



430 m²



No

Description

We are proud to present exclusively one of the most attractive investment opportunities on the Costa del Sol.

This property comprises a well-established restaurant set on a 1,302 m² urban plot, located just 350 metres from the beach, whose true value lies in its outstanding development potential and the wide range of investment opportunities it offers.

According to a preliminary urban planning study prepared by an architectural practice, the plot is classified as *Consolidated Urban Land* under the *CO-2 (Private Commercial Facilities) zoning designation. This classification allows for a variety of commercial uses and also permits **HOTEL**

DEVELOPMENT, subject to obtaining the relevant planning permissions and licences.

Should a hotel project be pursued, the current planning regulations allow for an increase in both buildability and site coverage, enabling approximately:

* Plot size: 1,302 m² * Up to 2,440 m² of buildable area * Approximate site coverage of 814 m² * Development of up to 4 storeys * Capacity for approximately 25-30 hotel rooms or tourist apartments, depending on the final architectural design.

Its prime location, within a short walk of the beach,

Description

makes this property an outstanding opportunity for:

- * Boutique hotel development
- * Aparthotel or serviced apartments
- * Restaurant with accommodation
- * Commercial or mixed-use development
- * High-yield investment project in one of the fastest-growing areas of the Costa del Sol

The property is currently operating as a restaurant, allowing the future owner to continue the existing business, renovate the current facilities, or undertake a comprehensive redevelopment to

maximise the site's development potential.

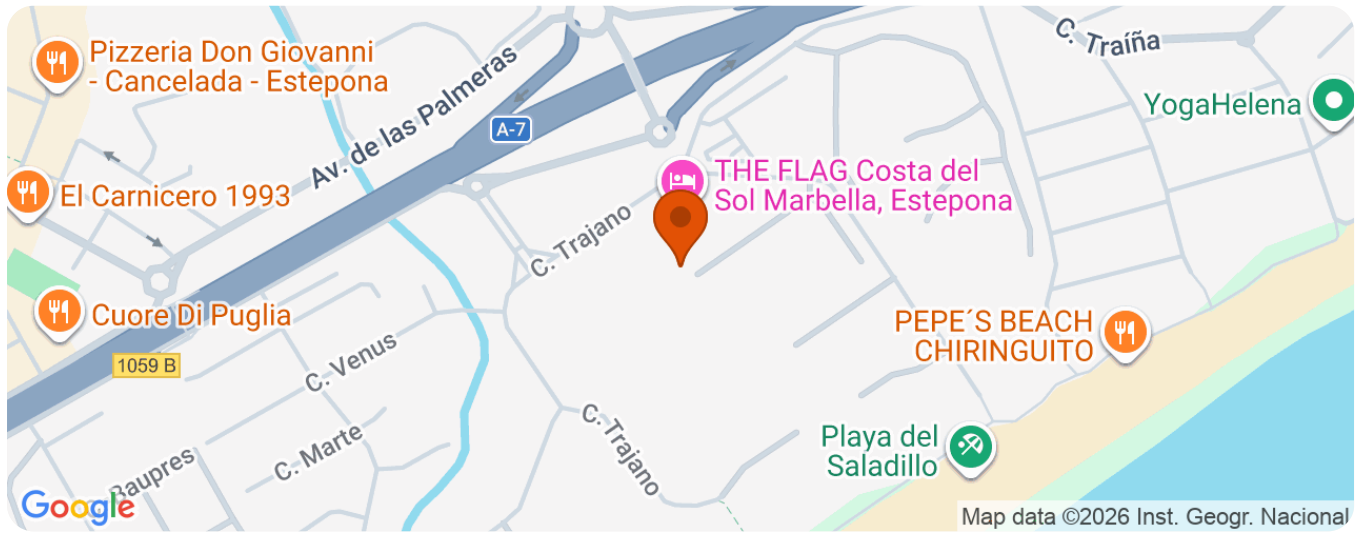
A unique opportunity for investors, hotel operators and developers seeking a distinctive asset in a strategic location with significant long-term appreciation potential.

The planning information provided is based on a preliminary study prepared by a qualified architect. Any future development remains subject to verification and approval by the Estepona Town Hall and the relevant planning authorities.

Photographs



Location and points of interest



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