



Oficina en venta en Estepona, Estepona

350.000 €

Referencia: R5183743 Baños: 1 Construido: 160m² Terraza: 40m²





Costa del Sol, Estepona

Offices in the Heart of Estepona – Prime Location on One of the Town's Main Streets! ♦ An exclusive set of offices is for sale within a fully refurbished business center, located in the historic old town of Estepona, just 30 meters from the beach and in one of the most emblematic and high-traffic areas of the city. This is a unique investment opportunity in a strategic location that combines historic charm, commercial visibility, and strong demand. 📄 Main Features Fully equipped kitchenette with appliances. Modern bathroom with shower. Comprehensive security system: burglar alarm with cameras and photo detectors + fire alarms. Convenient access via elevator or stairs, with emergency exit directly onto Calle Real, allowing the possibility of creating a separate entrance. Private patio, adding a distinctive and attractive feature to the space. Comfort & Technology Offices equipped with Inverter Airzone A++ central air conditioning and heating (8,000 frigories). High-efficiency cooling installation and individual electric meters for precise consumption control. Low-consumption lighting and multiple power outlets in every room. High-performance WiFi connection included (fiber-optic high-speed internet can be contracted separately if needed). Environment & Advantages Property currently generating monthly rental income, making it a profitable and secure investment from day one. Perfect for a variety of professional uses, including: Medical practices and health centers Law firms 🏠 Real estate agencies and architectural studios Aesthetic and wellness centers 📄 Renovated common areas with a modern and representative image. Strategic location surrounded by restaurants, supermarkets, banks, schools, sports centers, and a wide range of established businesses. Excellent access by road and public transportation. Just steps away from the beach (2nd line), offering an exceptional added value. ♦ Sale Conditions Open to flexible conditions Taxes not included. Main Features: Fully equipped office kitchen with appliances. Bathroom with shower. Comprehensive security system: anti-theft alarm with cameras and photo detectors, plus fire alarms. Convenient access by elevator or stairs, with emergency exit to Calle Real. Private patio. Comfort & Technology: Each office has Inverter Airzone A++ central heating and air conditioning (8,000 frigories). High-efficiency cooling system with premium piping. Individual electric meters per office, allowing full control of energy consumption. Low-consumption lighting and multiple power outlets. Internet connection via latest-generation WIFI (note: high-speed connection not included in the rental price). Surroundings & Advantages: Perfect for professional offices such as lawyers, architects, real estate agencies, or medical practices. Recently renovated, modern and representative common areas. Strategic location in the urban core, surrounded by all essential services: supermarkets, restaurants, banks, sports facilities, schools, and other businesses. Excellent connections: easy road access and close to bus stops. Just steps away from the beach (2nd line), adding unique value and appeal. Conditions: Rental price does not include VAT. An unbeatable location to boost your business visibility and prestige in the very center of Estepona. Don't miss out – schedule a visit today! You'll love it.



Características:

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Elevar
Transporte cercano
Terraza
TV satelital
Wifi
Piso de madera
Restaurante en el sitio
Autobús de cortesía
Fibra óptica

Vistas

Patio

Orientación

Sudeste

Climatización

Aire acondicionado

Posición

Área comercial
Junto a la playa
Cerca del mar
Cerca de las tiendas
Cerca de las escuelas
Aldea

Cocina

Cocina Equipada

Estado

Excelente

Muebles

Completamente Amueblada

Seguridad

Complejo cerrado
Teléfono de entrada

Servicios Públicos

Electricidad
Agua potable
Teléfono

Categoría

Inversión
Urge venta