



## Aparthotel for sale in Estepona, Estepona

2,799,000 €

Reference: R5253517 Bedrooms: 12 Bathrooms: 6 Build Size: 667m<sup>2</sup> Terrace: 36m<sup>2</sup>





## Costa del Sol, Estepona

GOLDEN OPPORTUNITY!! PRIME LOCATION!!

Stunning fully refurbished building with a tourist licence, located directly opposite Estepona's most central, busy, and commercially active street: Calle Terraza. The property offers **\*\*667 m<sup>2</sup> built\*\*** –according to the Land Registry– distributed over Ground Floor + 3 Levels + Rooftop Solarium (5 floors in total).

The building comprises 6 apartments of 68 m<sup>2</sup> built each, every one featuring its own private terrace with views over the Jesús Cautivo Brotherhood and Calle Terraza. Additionally, the first-floor apartments also benefit from an interior patio. All units include two spacious and bright bedrooms, an open-plan kitchen, a small dining area, and a living room with access to the terrace. The entire building has been fully renovated, including electrical and plumbing installations, the interiors of the apartments, and all finishes.

The ground floor of the building also includes 2 commercial units in their original state: one currently used as storage with 115 m<sup>2</sup> –according to the Land Registry–, and another commercial premises of 141 m<sup>2</sup>, previously operated as a laundry. Both units offer excellent potential to service the building or, alternatively, to be leased or sold thanks to their exceptional location and multiple possibilities.

The building holds exclusive tourist use, boasting and verifiable income due to its privileged and unbeatable location. Situated at the very heart of the city, only 2 minutes on foot from the Estepona Orchidarium and 4 minutes from the beach. It offers parking at the doorstep and is conveniently surrounded by two Public Car Parks costing 1€/day and 2€/night, both within a 2–5 minute walk.

The property has **\*\*Horizontal Division\*\*** and **\*\*independent Title Deeds\*\***.

**\*\*Do not miss the opportunity to acquire a tourist-use building in the centre of Estepona!\*\***



## Features:

### Features

Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Guest Apartment  
Near Church

Fiber Optic

### Views

Mountain  
Panoramic  
Urban  
Street

### Pool

Room for Pool

### Security

Entry Phone

### Category

Investment  
Distressed  
Resale  
Contemporary

### Orientation

South

### Setting

Commercial Area  
Beachside  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished

### Parking

Open  
Street

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent  
Recently Refurbished

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water