



## Commercial Premises for sale in Estepona, Estepona

265,000 €

Reference: R5058895 Bedrooms: 2 Bathrooms: 1 Build Size: 107m<sup>2</sup>





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## Costa del Sol, Estepona

This commercial premises is ideally situated in the sought-after area of Estepona Puerto in the Town of Estepona. Offering direct street access and excellent visibility, the office stands on one of the most attractive and well-travelled entrance streets just behind the port. With a built area of 107m<sup>2</sup>, the office is perfectly positioned for businesses seeking proximity to the marina, town centre, and all essential amenities, ensuring both convenience and high footfall. Upon entry, the main office area is designed to accommodate a variety of professional uses. The space benefits from glass doors that provide natural light and a welcoming street view. The premises also include a dedicated back office room, making it suitable for meetings or private work or storage supplies and documents. A small kitchen is conveniently located for staff use. The spaces is provided with a toilet. The office comes with split air conditioning, and most fixtures and fittings are part of the sale, allowing for a smooth transition. The building has easy street access making it also handicap accessible. The location is 2 steps from the port, the sea, beach, shops, restaurants, and public transport, making it highly accessible for everyone. While there is no private garage, street parking is readily available nearby. The property is in good condition and offers a practical setting for a business looking to establish itself in a vibrant and well-connected area of Estepona.



## Features:

### Features

Near Transport

Storage Room

### Views

Street

### Orientation

North

### Climate Control

Air Conditioning

### Setting

Beachside

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

### Condition

Good

### Furniture

Part Furnished

Optional

### CO2 Emission Rating

E

### Security

Alarm System

### Energy Rating

E