



## Commercial Premises for sale in Benamara, Estepona

800,000 €

Reference: R5182279 Plot Size: 2,000m<sup>2</sup> Build Size: 516m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Benamara

We present a unique investment opportunity in a commercial property nestled in the prestigious New Golden Mile, specifically in Benamara, a town that exudes charm and offers an exceptional lifestyle on the Costa del Sol. Benamara is a coveted enclave due to its proximity to the golden sandy beaches of the Mediterranean, its exceptionally pleasant climate, and its relaxed atmosphere, which appeals to both residents and visitors. Property Features: - 4 Different Commercial Spaces of different sizes within one building - Access to a big private terrace facing the communal gardens and swimming pool - Access to the community gardens and swimming pool -Private Parking in the community (currently 8 cars with possibility to expand) -Communal Parking outside the building (15 cars approx) Property Uses/ Examples: - Renovation of existing spaces: Bar + Supermarket + Hairdressers/ Barbers + New use of back terrace for Brunch Cafe with pool access. - Letting / Renting the commercial spaces: This alone could bring in income of 10% if the units get rented out at current market prices. -Convert to Residential Use: Pre approved for Residential Units, Townhouses with layout of Groundfloor + 1 + Solarium. Very good option as the building is within a private residential community with access to a swimming pool and multiple private parking spaces are included with the purchase. This establishment stands out for its successful operation as a vibrant bar/restaurant and a spacious supermarket, catering to the needs of the local community and the tourists who visit the area. Furthermore, the owner has also allocated two other units for commercial purposes, housing a hair salon and a furniture store, contributing to the diversity and vitality of the local business environment. The 2,000-square-meter plot of land where this property is located is situated within a residential complex that provides access to a communal pool, an additional attraction for those seeking a residential experience on the Costa del Sol. Benamara is known for its tranquil ambiance and beautiful green spaces, making it an ideal place to live and do business. Moreover, its strategic location places this property just 100 meters from the beach, offering the opportunity to enjoy sunny beach days just steps from your door. Convenient access to the main road ensures excellent connectivity to other destinations in the region, including Marbella and Estepona, making it an ideal starting point for exploring the entire Costa del Sol. In summary, this property represents a true gem in a prime location, and its versatility offers great potential for renovation and adaptation for various purposes, such as offices, a shopping center, or even an exclusive boutique hotel, or single family homes. It is located within the general plan in areas B corresponding to Single-Family Homes and area C corresponding to green space. Benamara and the New Golden Mile combine the idyllic with commercial, making it an exceptional investment opportunity.



## Features:

### Orientation

North

### Views

Mountain

Urban

Street

### Setting

Close To Sea

### Condition

Good

### Utilities

Electricity

### Category

Investment