



# Storage Room for sale in Estepona, Estepona

159,000 €

Reference: R5320759 Build Size: 120m<sup>2</sup> Terrace: 1m<sup>2</sup>





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## Costa del Sol, Estepona

### 120m<sup>2</sup> COMMERCIAL PREMISES IN ESTEPONA CENTER

With an excellent location next to the Historic Center of Estepona, just steps from the town's charming streets where you can enjoy a wide variety of restaurants, shops, and leisure activities, and with the beach and its coastal path connecting the entire Costa del Sol only a 7-minute walk away. Well connected by car, it is 80km from Malaga Airport and 45 minutes from Gibraltar Airport. This commercial premises could be converted into a dwelling with a technical project that meets the necessary habitability requirements. This property has water and electricity supply, and also benefits from the possibility of creating a corner entrance with ramp access for greater convenience. It also has a wide facade where large windows can be installed to provide abundant natural light, and window openings could also be made on the side bordering the adjacent plot of land, as this land is registered for green space use. Opportunity to acquire a property with great investment potential. We highly recommend a visit!



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## Features:

### Orientation

East  
South East

### Views

Urban

### Setting

Close To Sea  
Close To Shops  
Close To Schools  
Town

### Condition

Good

### Parking

Street

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Category

Reduced  
Investment  
Cheap  
Distressed  
Resale