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Commercial Premises for sale in Estepona, Estepona

1,160,000 €

Reference: 963-00205P **Bedrooms:** 12 **Bathrooms:** 12 **Build Size:** 250m^2 **Terrace:** 50m^2



Costa del Sol, Estepona

Residential building with great development potential in the heart of Estepona.

CONSTRUCTION PERMITTED FOR 2/3 FLOORS, WITH APPROXIMATELY 10-12 NEW APARTMENTS! AND A GROUND FLOOR WITH COMMERCIAL PREMISES!

An exceptional opportunity for developers and construction companies in one of the most sought-after areas of Estepona. This building has the potential for development of 2-3 floors, ideal for creating approximately 10-12 modern, practical apartments (depending on their size), designed to meet the high demand for housing in the urban center.

Relevant data:

Current area = 250 m2 (2 buildings A and B).

Permitted buildable area = 825 m2 (including 200 m2 of ground floor commercial space).

Urban planning classification: "consolidated urban land" with residential and commercial use.

Maximum permitted heights:

Building A (Ground floor + 2) (10.6 m)

Building B (Ground floor + 3) (14 m)

Compatible uses: Residential, hotel, offices, retail, and restaurants (no music).

We have all the necessary documentation to develop and show you this magnificent future housing project in one of the prime locations – Estepona's old town.

Features:

Setting
Close To Shops
Close To Schools

Condition
Renovation Required