+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■■ ■ San Luis de Sabinillas ■■■■■■■■■■: R5018686

■■■■■■■: ■■ ■■■■■■■ ■■■■■■: 2 M²: 135 ■■■■: 220 000 €

■■■■■■: ■■■■■■■ ■■■: ■■■■■■■■■■ ■■■■■: ■■ ■■■■■■■

■■■■■■■■:**Fantastic Opportunity – Prime Corner Commercial Unit in San Luis de Sabinillas** An excellent opportunity to acquire a highly visible corner commercial space, just 200 metres from the popular Paseo Marítimo and the beach — perfect for attracting high foot traffic and steady vehicle visibility. Located in a vibrant commercial area with strong pedestrian flow all year round, this property offers outstanding potential for a variety of businesses, from retail to offices or services. The unit features a total built area of **134.69 m²**, distributed over two levels: - **Ground floor**: 62 m² at street level, ideal for customer-facing operations - **Basement**: 73 m², perfect for storage, a private office, or additional workspaces Built in **2003** and in **good condition**, the premises are ready for immediate adaptation to suit your business needs. **Key Features:** - Direct street-level access - Two separate, functional areas - Storage/Archive space - No community fees - Energy Certificate: In process **Important Information:** - Purchase costs (registration, notary fees, applicable taxes: ITP, VAT, AJD) are not included in the sale price. - Availability and pricing are subject to change. - Information provided is non-binding and for reference only. This is a great chance to establish your business in a growing area just steps from the sea — don't miss out! Contact us today for more information or to arrange a viewing.

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None, ■■■■■■■■■■■■■■■■■■, ■■■■■■■■, Alarm system, ■■■■■■■■■■■■ ■■■■■■, Resale