

# Commercial Plot for sale in Estepona, Estepona

1,195,000 €

Reference: R4350115 Plot Size: 2,133m<sup>2</sup> Build Size: 212m<sup>2</sup>





## Costa del Sol, Estepona

Investment opportunity in El Pilar, El Paraiso - Estepona.

Special investors: commercial plot of 2100 m<sup>2</sup>, located in the area of El Pilar, El Paraiso, with great development potential. Existing restaurant premises onsite already built and partially renovated.

This is an urban consolidated plot, compatible with administrative, commercial and hotel use, included within the actual PGOU of Estepona. Possibility to develop and build a 2 level project (ground floor + 1) of a total of 861 m<sup>2</sup> + basement (for parking use) straight away. Ground occupancy of 50% maximum.

Approved basic building project and a building permit for a 480 m<sup>2</sup> business center with 8 independent offices and 450 m<sup>2</sup> underground garage.

The selling price includes the 212 m<sup>2</sup> building of the former restaurant La Fiorentina by De Medici. The restaurant has been partially renovated and has new flooring, underfloor heating and new electricity and plumbing installations.

An investment full of possibilities that awaits for a visionary investor: office premises, restaurant with pool club, boutique hotel and much more.

Call us to schedule a private viewing.



## Features:

### Features

Covered Terrace  
Private Terrace  
Bar  
Restaurant On Site

### Setting

Commercial Area  
Close To Sea  
Close To Shops

### Furniture

Not Furnished

### Security

Gated Complex  
Alarm System

### Category

Investment

### Orientation

South

### Condition

Restoration Required

### Kitchen

Partially Fitted

### Parking

More Than One  
Street  
Open  
Communal

### Climate Control

U/F Heating

### Pool

Room for Pool

### Garden

Private

### Utilities

Electricity  
Drinkable Water