



**Ref.-ID: MIBGR4350115**

**Estepona**

**Plot**

**Community: 1,704 EUR / year**

**IBI: 1,550 EUR / year**

**Rubbish: 171 EUR / year**



**212 m2**



**2133 m2**

Investment opportunity in El Pilar, El Paraiso - Estepona. Special investors: commercial plot of 2100 m2, 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 m2 + basement (for parking use) straight away. Ground occupancy of 50% maximum. Approved basic building project and a building permit for a 480 m2 business center with 8 independent offices and 450 m2 underground garage. The selling price includes the 212 m2 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.

- Setting**
  - ✓ Commercial Area
  - ✓ Close To Shops
  - ✓ Close To Sea
- Orientation**
  - ✓ South
- Condition**
  - ✓ Restoration Required
- Pool**
  - ✓ Room For Pool
- Climate Control**
  - ✓ U/F Heating
- Features**
  - ✓ Covered Terrace
  - ✓ Private Terrace
  - ✓ Bar
  - ✓ Restaurant On Site
- Furniture**
  - ✓ Not Furnished
- Kitchen**
  - ✓ Partially Fitted
- Garden**
  - ✓ Private
- Security**
  - ✓ Gated Complex
  - ✓ Alarm System
- Parking**
  - ✓ Open
  - ✓ Street
  - ✓ More Than One
  - ✓ Communal
- Utilities**
  - ✓ Electricity
  - ✓ Drinkable Water
- Category**
  - ✓ Investment