

## Plot for sale in Estepona, Costa del Sol

212 m<sup>2</sup> Interior | 2,133 m<sup>2</sup> Plot |



### Property Description

Located in the area of El Pilar, El Paraiso, this commercial plot has great development potential. 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. 50% maximum ground occupancy.

Approved basic building project with 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.

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