

Commercial in New Golden Mile

Reference: R4713469



Bedrooms: by request
Status: Sale

Bathrooms: by request

M²: 1,600

Price: 2,750,000 €

Property Type: Commercial Parking places: by request



Overview: Strategic Commercial-Led Land Opportunity in Estepona Reinoso A rare opportunity to acquire a strategically positioned landholding in the Reinoso area of Estepona, close to the A-7 / CN-340 corridor and within a growing residential and commercial environment. The asset combines commercial land within the UEN-R35 "Comercial Reinoso" planning area with adjoining rustic land, creating a flexible opportunity for investors, operators or developers seeking a commercial-led project with potential for complementary uses. According to the available urban planning documentation, the commercial component benefits from a 0.4 m²/m²s buildability ratio, with an estimated commercial buildable area of approximately 1,333 m² to 1,600 m², depending on the final land configuration and technical verification. The applicable C-2 commercial framework may allow a range of uses, including commercial, parking, administrative, educational, sports, healthcare, socio-cultural and, subject to confirmation, hotel use along the CN-340 corridor. Residential use may also be tolerated up to a limited percentage of the total buildability under the C-2 framework. This makes the site particularly suitable for a boutique commercial hub, wellness or medical centre, sports-related concept, service-led retail project, hospitality-supported concept or a carefully designed mixed-use scheme. The opportunity is especially relevant for buyers who understand the value of strategic positioning, planning upside and controlled development in Estepona, one of the Costa del Sol's most active growth markets. All development potential is subject to final technical, legal, planning and municipal verification by the buyer's appointed professionals.

Features:

Golf, None, Sea views, Mountain views, Private garden, None, Alarm system, 24H Security, Parking, Beachfront, Holiday Home, Investment, Luxury, Resale