

## Grundstück in Verkauf in Estepona, Costa del Sol

212 m<sup>2</sup> Wohnfläche | 2,133 m<sup>2</sup> Landfläche  
€ 1,550 IBI | € 171 Rubish tax | € 142 Community fees



### Beschreibung der Immobilie

Special investors: commercial plot of 2100 m<sup>2</sup>, located in the area of El Pilar - El Paraíso, with great development potential. Existing local for on-site restaurant already built from 212 m<sup>2</sup> and partially renovated from the former La Fiorentina de De Medici restaurant. This is an urban plot consolidated and compatible with administrative, commercial and hotel use, included within the current PGOU of Estepona. Possibility to immediately develop and build a 2-level project (low plan + 1) of a total of 861 m<sup>2</sup> + basement (for parking). Land occupation of 50% maximum. It has a basic construction project and approved work license for 480 m<sup>2</sup> business center with 8 independent offices and 450 m<sup>2</sup> underground garage. The sale price includes the existing building of 212 m<sup>2</sup>, the former restaurant La Fiorentina de De Medici. The restaurant has been partially renovated and has new floors, underfloor heating and new electricity and plumbing facilities. An investment full of possibilities that a visi