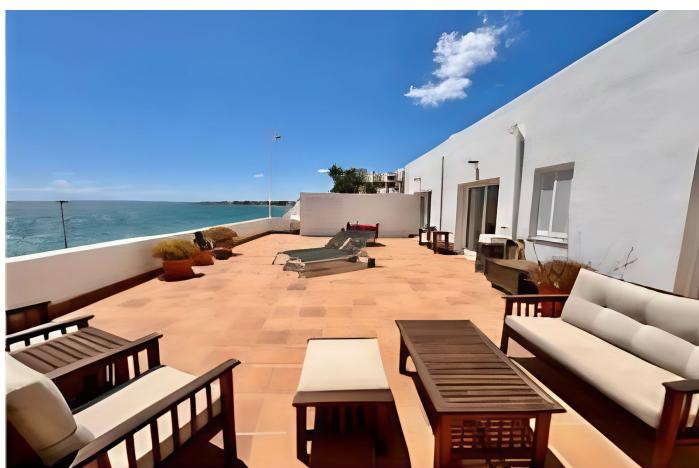




## Detached Villa for sale in Estepona, Estepona

**2,800,000 €**Reference: R5063356   Bedrooms: 3   Bathrooms: 6   Build Size: 523m<sup>2</sup>



## Costa del Sol, Estepona

For sale: an iconic beachfront restaurant-chiringuito located literally on the shores of the Mediterranean in Estepona. A true jewel of the Costa del Sol, offering completely unobstructed sea views in one of the most sought-after areas of the coastline. Currently in full operation and fully equipped down to the last detail, the restaurant enjoys a solid reputation and a loyal clientele. It is ready to continue its activity with no additional investment required. The property consists of 500 m<sup>2</sup> built on a 370 m<sup>2</sup> plot, featuring spacious, comfortable, and perfectly conditioned areas to operate year-round, including peak season. In addition to the restaurant, the property includes two fully renovated and modern tourist apartments: A 2-bedroom, 2-bathroom apartment with a spacious front terrace overlooking the sea. A 1-bedroom, 1-bathroom apartment, finished to the same high standards. Both apartments hold a tourist rental license, while the entire complex benefits from a hotel license, allowing its use for holiday rentals or as a boutique hotel. There is also great potential for transformation: the apartments could be incorporated into the restaurant, creating additional terraces and even a rooftop dining area; or alternatively, the whole property could be converted into a stunning private beachfront residence with direct access to the sea and breathtaking views. This is a unique investment opportunity with guaranteed profitability, thanks to its prime location, hotel license, and the appeal of an already thriving business in a privileged setting. Ideal for investors or hospitality professionals seeking to run a profitable business with international projection.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Near Transport	South	Air Conditioning
Private Terrace		
Fitted Wardrobes		
Solarium		
WiFi		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Commercial Area	Good
	Beachside	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Town	
	Port	
	Village	
	Marina	
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Communal
<b>Security</b>	<b>Utilities</b>	<b>Category</b>
Gated Complex	Electricity	Investment
	Drinkable Water	Bargain