

| NEW GOLDEN MILE |           |                      |
|-----------------|-----------|----------------------|
| bedrooms        | bathrooms | built m <sup>2</sup> |
| <---            | 2         | 84                   |

### COMMERCIAL IN NEW GOLDEN MILE

FREEHOLD : Renovated Office Space – Prime Location by the Beach Commercial premises for sale located on the ground floor of the Blue Bay Apartments & SPA , Estepona, Málaga. Fantastic location with direct access from the main road and just a 2-minute walk to the beach. Ideally positioned near hotel facilities and a range of local services, making it perfect for client-facing businesses or flexible workspaces. Property Features: One spacious office/bedroom Two medium-sized rooms – ideal for private offices or team spaces Two modern bathrooms, including one with a shower Fully fitted kitchen Dedicated storage room Recently renovated to high standards Air conditioning in all rooms for year-round comfort Option to divide into two independent office units – perfect for flexibility or rental income

|           |         |     |           |
|-----------|---------|-----|-----------|
| community | garbage | ibi | price     |
| ---       | ---     | --- | 385,000 € |

