



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:

### Features

Near Transport  
Private Terrace  
Fitted Wardrobes  
Solarium  
WiFi

### Views

Sea

### Orientation

South

### Climate Control

Air Conditioning

### Setting

Commercial Area  
Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Port  
Village  
Marina

### Condition

Good

### Furniture

Fully Furnished

### Security

Gated Complex

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Garden

Communal

### Category

Investment  
Bargain