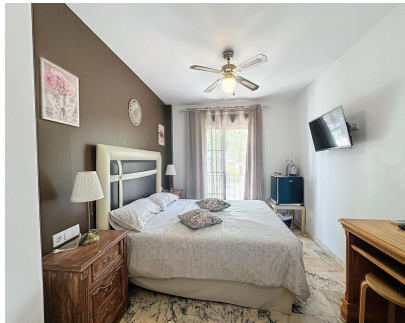


**Sales - Commercial - Estepona**  
**1.200.000€**

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**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4766317**

**IBI: 1,300 EUR / year**

**Estepona**

**Rubbish: 180 EUR / year**

**Commercial**



**12**



**12**



**450 m2**

CHARMING TOURIST ACCOMMODATION. Unique investment opportunity on the Costa del Sol! We present this charming building for the use of tourist rooms for sale, located in the picturesque town of Cancelada, Estepona, just a step away from Puerto Banús and Marbella. This establishment has 12 double bedrooms, each with Fully equipped en-suite bathroom decorated with soft colors and high-quality textiles. The Rooms are designed for maximum comfort, with latex beds, air conditioning, heating and electronic locks for greater security. The accommodation offers an unparalleled experience for its guests, with all rooms Exteriors that include balconies with garden and mountain views. The bathrooms are equipped with shower cabins, guaranteeing a luxurious stay. Additionally, each room has a coffee maker of capsules, flat screen TV, free WiFi and a desk, ideal for both tourists and business travelers. The building has a terrace and a furnished restaurant, perfect to enjoy the weather Mediterranean. The reception and kitchen are fully equipped, ready to continue with the family business that already enjoys a consolidated reputation. With 500 m<sup>2</sup> built spread over Three floors, this hotel is in excellent condition and has no tenants, facilitating a smooth transition. issues. Located 800 meters from the beach and near the prestigious Villa Padierna golf course, this hotel is a gem for any investor. In addition, the aerotechnics system and the two solar panels ensure optimal energy efficiency. The property also has two additional toilets, one of them adapted for people with disabilities, and a door opening system by video camera for greater security. Don't miss this opportunity to acquire a profitable business in a location privileged. Contact us today for more information!

#### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

#### Orientation

- ✓ East
- ✓ West

#### Condition

- ✓ Excellent

#### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F/H Bathrooms

#### Views

- ✓ Sea
- ✓ Urban
- ✓ Street

#### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Bar
- ✓ Barbeque
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Fiber Optic

#### Furniture

- ✓ Fully Furnished

#### Kitchen

- ✓ Fully Fitted

#### Security

- ✓ Electric Blinds
- ✓ Alarm System
- ✓ Safe

#### Parking

- ✓ Street

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

#### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale