(+34) 951 621 899

info@marbellastarhomes.com

Sols

Estepona



Chambres: 2	Salles de bains: 2	M²: 83	Prix: 259 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5304904	Publish date: 11.03.26

Vue d'ensemble:Commercial premises converted into a residential property, located in the quiet and charming Señorío de Cortes urbanization. The property has been fully renovated and features two bedrooms and two bathrooms, one of them en suite, as well as an open-plan kitchen connected to the living room, creating a modern and functional space. It also includes centralized air conditioning, an alarm system, and an open (non-covered) parking space within the residential complex. The community offers a swimming pool, tennis courts, a park, and extensive green areas, all set in a pleasant and well-maintained environment. Currently, the property is legally registered as commercial premises, meaning it does not have a residential license, and it is not possible to obtain a tourist rental license at this time. In order for it to be officially recognized as a residential property, a change-of-use process would be required. This procedure involves a technical project, municipal approval, and subsequent registration with the Cadastre and the Land Registry. According to standard urban planning regulations in Spain, a change of use may be requested provided that municipal planning regulations allow it and the property meets the required habitability standards. Although it is not currently possible to obtain a residential license, this may be processed in the future, subject to the regulations in force at that time and compliance with the requirements

established by the Town Hall and the homeowners' association.

Caractéristiques:

Piscine, None, None, Parking