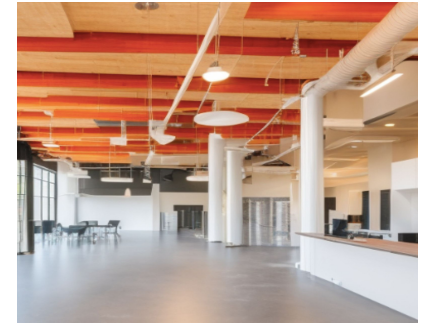


Sales - Commercial - El Rosario
1.470.000€



Ref.-ID: R4803130

El Rosario

Commercial

IBI: 1,260 EUR / year

Rubbish: 140 EUR / year



5



4



702 m2

Investment opportunity in El Rosario, Marbella, just 800 metres from the beach, located in a well-established area with strong residential and tourist demand. Building with 702 m² built area, offering a highly versatile project with multiple exploitation options and clear profitability and capital appreciation potential. Ground floor: commercial space suitable for a restaurant, wine bar, gastro-bar or brunch concept, with approximately 200 m² indoor space plus 100 m² terrace, ideal for attracting both local and international clientele. First floor: currently arranged with 6 rooms, kitchen and 2 bathrooms, pending renovation, offering potential for room-by-room rental or alternative residential use. Semi-basement: open-plan area with multiple possible uses, such as gym, wellness area, coworking space or event venue. A property with a clear structure and mixed-use potential, ideal for investors seeking a flexible project in one of Marbella's most sought-after areas. Viewings by appointment only.

- Setting**
- ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Schools

- Orientation**
- ✓ South

- Condition**
- ✓ Renovation Required
 - ✓ Restoration Required

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Sea

- Features**
- ✓ Covered Terrace
 - ✓ Near Transport
 - ✓ Guest Apartment
 - ✓ Storage Room
 - ✓ Bar
 - ✓ Restaurant On Site
 - ✓ Courtesy Bus
 - ✓ Basement

- Furniture**
- ✓ Not Furnished

- Kitchen**
- ✓ Not Fitted

- Security**
- ✓ Alarm System

- Parking**
- ✓ Street
 - ✓ More Than One

- Utilities**
- ✓ Electricity
 - ✓ Drinkable Water
 - ✓ Telephone
 - ✓ Gas

- Category**
- ✓ Beachfront
 - ✓ Distressed
 - ✓ Holiday Homes
 - ✓ Investment