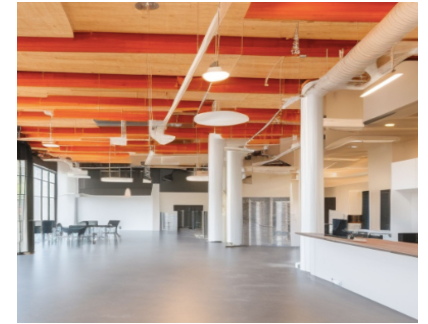


**Sales - Commercial - El Rosario**  
**1.500.000€**



**Ref.-ID: MIBGR4803130**

**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 m<sup>2</sup> 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 m<sup>2</sup> indoor space plus 100 m<sup>2</sup> 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