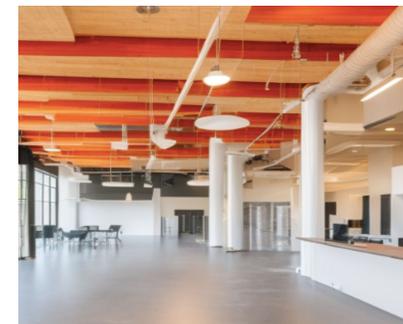




Sales - Commercial - El Rosario
1.500.000€

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Ref.-ID: MIBGR4803130

IBI: 1,260 EUR / year

El Rosario

Rubbish: 140 EUR / year



6



4



702 m2

Commercial



121 m2

Mixed-Use Building in El Rosario, Marbella | 702 sqm | Value-Add Project Only 800m from the beach. Situated in a high-visibility, high-traffic area surrounded by luxury villa estates. El Rosario currently faces a critical deficit in local services, guaranteeing the viability of any high-end commercial venture. Independent Business Units (Triple Yield Potential): 1. Ground Floor (Retail): 200 sqm open-plan interior + 100 sqm covered terrace (a vital asset in Marbella for 365-day operations). Equipped with a certified smoke extraction system ideal for hospitality, a private clinic, or a flagship store. 2. First Floor (Residential Yield): 6 independent units. Immediate conversion potential into suites for short-term rentals, targeting a market with demand and low supply for this specific product. 3. Semi-Basement (Services): Adaptable open-plan space. Its use for independent storage units or a boutique gym offers guaranteed steady passive income. Technical Guarantees and Operational Readiness: Structural Safety: Favorable ITE (Building Technical Inspection) certification in place. Sound and verified structure. Project Agility: The combination of a valid ITE and pre-installed smoke extraction drastically reduces rent-free periods, fit-out costs, and administrative hurdles. A "no-surprises" asset designed for an accelerated Return on Investment (ROI) and immediate post-renovation capital appreciation (Equity Build).

- | | | | | | |
|---|---|---|---|--|--|
| Setting <ul style="list-style-type: none">✓ Close To Shops✓ Close To Sea✓ Close To Schools | Orientation <ul style="list-style-type: none">✓ South | Condition <ul style="list-style-type: none">✓ Renovation Required✓ Restoration Required | Climate Control <ul style="list-style-type: none">✓ Air Conditioning | Views <ul style="list-style-type: none">✓ Sea | Features <ul style="list-style-type: none">✓ Covered Terrace✓ Near Transport✓ Guest Apartment✓ Storage Room✓ Bar✓ Restaurant On Site✓ Courtesy Bus✓ Basement |
| Furniture <ul style="list-style-type: none">✓ Not Furnished | Kitchen <ul style="list-style-type: none">✓ Not Fitted | Security <ul style="list-style-type: none">✓ Alarm System | Parking <ul style="list-style-type: none">✓ Street✓ More Than One | Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Telephone✓ Gas | Category <ul style="list-style-type: none">✓ Beachfront✓ Distressed✓ Holiday Homes✓ Investment |