



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

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**Ref.-ID: MIBGR4803130**

**El Rosario**

**IBI: 1,260 EUR / year**

**Rubbish: 140 EUR / year**



**5**



**4**



**702 m<sup>2</sup>**

**Commercial**

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