



Long Term Rental - Commercial - El Rosario  
6.000€ / Month

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Ref.-ID: MIBGR4803130

El Rosario

Commercial



6



4



702 m2



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).

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