

# Long Term Rental - Commercial - El Rosario

## 6.000€ / Month

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).

### Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Views

- ✓ Sea

### Security

- ✓ Alarm System

### Orientation

- ✓ South

### Features

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

### Parking

- ✓ Street
- ✓ More Than One

### Condition

- ✓ Renovation Required
- ✓ Restoration Required

### Furniture

- ✓ Not Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Not Fitted

### Category

- ✓ Beachfront
- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment













