



Sales - Commercial - El Rosario
1.500.000€

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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 m² 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 m² indoor space plus 100 m² 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

Views

- Sea

Orientation

- South

Condition

- Renovation Required
- Restoration Required

Climate Control

- Air Conditioning

Security

- Alarm System

Features

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

Furniture

- Not Furnished

Kitchen

- Not Fitted

Parking

- Street
- More Than One

Utilities

- Electricity
- Drinkable Water
- Telephone
- Gas

Category

- Beachfront
- Distressed
- Holiday Homes
- Investment













