

**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 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

**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



















