

**Ref.-ID: MIBGR4803130**

**El Rosario**

**Commercial**



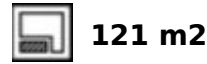
**6**



**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).

**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













