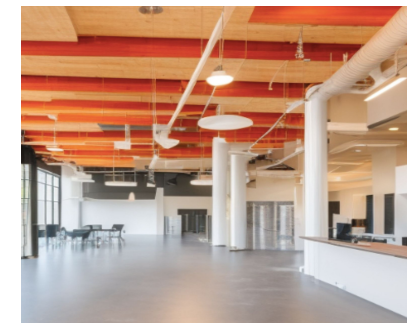
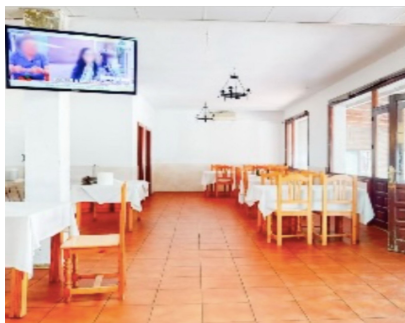




Долгосрочная Аренда - Коммерческая - El Rosario  
6.000€ / Месяц

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El Rosario

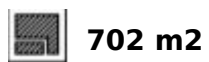
Коммерческая



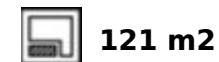
6



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).

**Расположение**

- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Нужен ремонт
- ✓ Требуется восстановление

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Море

**Особенности**

- ✓ Крытая терраса
- ✓ Рядом с транспортом
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Бар
- ✓ Ресторан на территории
- ✓ Бесплатный автобус
- ✓ Подвал

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Не оборудованная

**меры безопасности**

- ✓ Сигнализация

**Парковка**

- ✓ Улица
- ✓ Более чем один

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ

**Категория**

- ✓ Первая линия пляжа
- ✓ Описанная за долги недвижимость
- ✓ Дома для отдыха
- ✓ Инвестиции