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El Rosario

Коммерческая

ИБИ: 1,260 EUR / год

Мусор: 140 EUR / год



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

ВИД

- ✓ Море

меры безопасности

- ✓ Сигнализация

ОРИЕНТАЦИЯ

- ✓ Юг

Особенности

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

Парковка

- ✓ Улица
- ✓ Более чем один

Состояние

- ✓ Нужен ремонт
- ✓ Требуется восстановление

Мебель

- ✓ Без мебели

Коммунальные услуги

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

Климат-контроль

- ✓ Кондиционер

Кухня

- ✓ Не оборудованная

Категория

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













