

bedrooms

5

EL ROSARIO

bathrooms

4

built m<sup>2</sup>

702

## COMMERCIAL IN EL ROSARIO

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.

community

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garbage

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ibi

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price

1,470,000 €

