



# Appartementencomplex te koop in El Rosario, Marbella

1.500.000 €

Referentie: R4803130 Slaapkamers: 6 Badkamers: 4 Plotgrootte: 121m<sup>2</sup> Perceelgrootte: 702m<sup>2</sup>





## Costa del Sol, 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Berging  
Gasten appartement  
Bar  
Restaurant op locatie  
Hotelbusje  
Kelder

### Uitzicht

Zeezicht

### Meubilering

Ongemeubileerd  
Parkeergelegenheid  
parkeren op straat  
More Than One

### Zonorientatie

zuiden

### Ligging

Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen

### Keuken

Niet ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon  
Gas

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Renovatie nodig  
Vereist Restauratie

### Beveiliging

Alarmsysteem

### Categorie

Vakantiehuis  
Investering  
Aan zee  
Noodzakelijke verkoop