

ALL IN

real estates



Commercial in El Rosario

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|----------|-----------------|-------------------|----------|-------------------|--------------|-------------------|------------|
| Bedrooms | 6 | Bathrooms | 4 | Built | 702m2 | Terrace | 0m2 |
| | R4803130 | Commercial | | El Rosario | | 1.500.000€ | |

STRATEGIC INVESTMENT OPPORTUNITY: Mixed-Use Asset in El Rosario, Marbella 800m from the Beach | 702 sqm of Versatile Space | High Capital Appreciation A rare opportunity to acquire a versatile freehold building in one of Marbella's most established residential and touristic enclaves. This asset is designed for savvy investors looking for triple cash-flow potential and a high-yield rehabilitation project. **Business Units & Revenue Streams:** **GASTRO HUB (Ground Floor):** 200 sqm of interior space plus a 100 sqm private terrace. A premium location for high-turnover concepts such as a Wine Bar, Gastro-Brunch, or signature restaurant. In a market with high demand and low commercial supply, this space offers exceptional rental value. **RESIDENTIAL / LUXURY COLIVING (First Floor):** Currently featuring 6 rooms, kitchen, and 2 bathrooms. This level is ideal for a high-end Co-living project or premium short-term rentals (subject to licensing). Marbella's sustained 75%+ occupancy rate ensures a robust residential yield post-renovation. **WELLNESS OR BUSINESS CENTER (Semi-basement):** A large, open-plan space adaptable to current market trends. Perfect for a Boutique Gym, Wellness Studio, or Executive Coworking space, adding a third layer of passive income to the property. **Investor Highlights:** Prime Location: El Rosario is a "Safe Haven" for capital, showing consistent year-on-year property value growth. Versatility: The property allows for independent operation of each floor or a fully integrated Hospitality & Lifestyle concept. Value-Add Potential: A solid structure ready for a renovation

project that will significantly increase the total Asset Equity. A unique asset for portfolios requiring prime location, significant square footage, and multiple exit strategies. Private viewings and technical dossier available upon request.

Bar
Courtesy Bus
Near Transport

Bar
Covered Terrace
Restaurant On Site

Basement
Guest Apartment
Storage Room