

ALL IN real estates



Restaurant in El Rosario

Bedrooms	6	Bathrooms	4	Built	702m2	Terrace	0m2
	R4803130	Restaurant		El Rosario		1.500.000€	

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).

Bar
Courtesy Bus
Near Transport

Bar
Covered Terrace
Restaurant On Site

Basement
Guest Apartment
Storage Room