

# Commercial in El Rosario – –

Bedrooms

6

Bathrooms

4

Built

702m<sup>2</sup>

Terrace

0m<sup>2</sup>

R4803130

property

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

Bar

Basement

Courtesy Bus

Covered Terrace

Guest Apartment

Near Transport

Restaurant On Site

Storage Room