



COMMERCIAL 5 BEDROOMS 4 BATHROOMS IN EL ROSARIO

📍 El Rosario

REF# R4803130 **€1,470,000**

BEDS

BATHS

BUILT

5

4

702 m²

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 m² 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 m² indoor space plus 100 m² 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.

BROMLEY ESTATES

Marbella

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.

