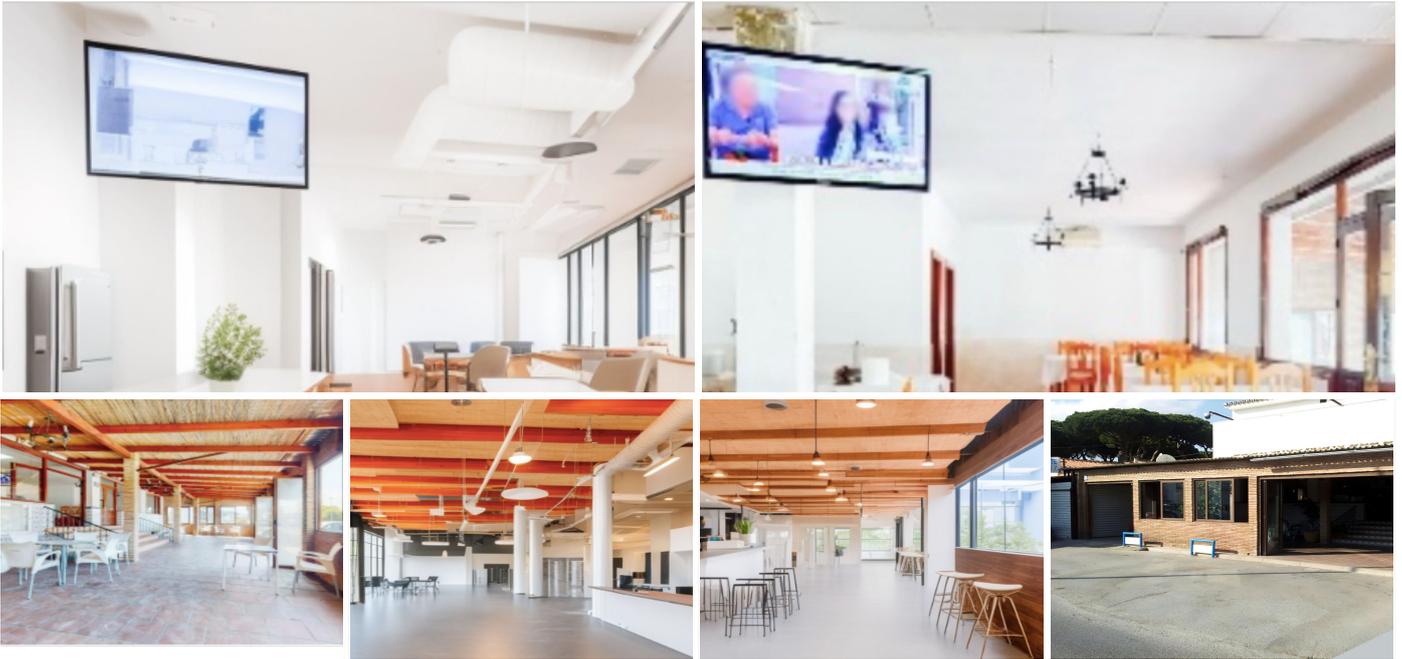


BROMLEY ESTATES

Marbella



RESTAURANT 6 BEDROOMS 4 BATHROOMS IN EL ROSARIO

📍 El Rosario

REF# R4803130 €1,500,000

BEDS

6

BATHS

4

BUILT

702 m²

PLOT

121 m²

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.

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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).

