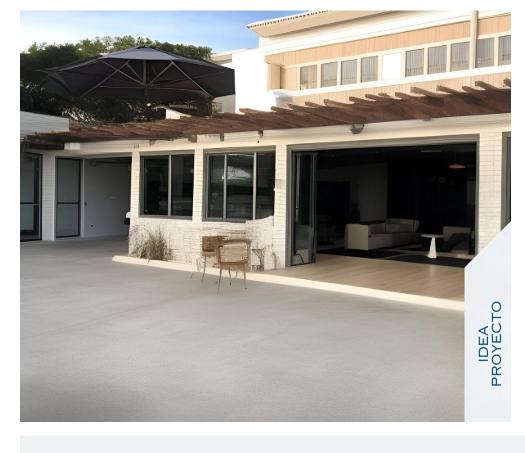


## 4 bedroom Detached Villa in El Rosario

Ref: RSR4803130

€1,950,000







Property type: Detached Villa

Location: El Rosario

**Bedrooms:** 4

Bathrooms: 4

Swimming pool: No

**Orientation:** South

**Parking:** 2 underground parkings

702 m<sup>2</sup> House area:

Close to sea

Airconditioning

Alarm system

Not furnished



House for sale in El Rosario, Marbella

Building for tourist flat project in El Rosario, Marbella. It offers an opportunity to develop flats in a sought after area of the Costa del Sol, 800 mts from the beach Real de Zaragoza.

## Features:

Total Built Area: 702 m<sup>2</sup>.

Basement Floor: 182 m² of open plan space, ideal for storage, service facilities or amenities for residents.

Ground Floor: Restaurant: 192 m² distributed in lounge, kitchen-office, corridor and two bathrooms.

Outside Terrace: 121 m², perfect for increasing the capacity of the restaurant or creating a leisure area for

residents.

First Floor: 4 Apartments under deeds, each with a surface area of  $45 \text{ m}^2$ , exterior balconies and one with a private terrace of  $4 \text{ m}^2$ .

## Advantage for Investors:

- Rental Income: The flats offer multiple income streams, ensuring a solid return on investment.
- Flexibility of Use: The open plan space in the basement offers opportunities to develop additional services or communal areas, increasing the value of the property.
- Location: El Rosario, Marbella, is a sought after area ensuring a revaluation of the property.

We organise viewings to suit your availability. We have developed renderings to provide a clear view of how the property will look once refurbished.

Contact us today for more details and to arrange a viewing.











