



**Property type :** Detached Villa

**Location :** El Rosario

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** No

**Orientation :** South

**Parking :** 2 underground parkings

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

- ✓ 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 m<sup>2</sup> of open plan space, ideal for storage, service facilities or amenities for residents.

Ground Floor: Restaurant: 192 m<sup>2</sup> distributed in lounge, kitchen-office, corridor and two bathrooms.

Outside Terrace: 121 m<sup>2</sup>, 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 m<sup>2</sup>, exterior balconies and one with a private terrace of 4 m<sup>2</sup>.

### 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.

