



Property type : Commercial property

Location : El Rosario

Bedrooms : 5

Bathrooms : 4

Swimming pool : No

Orientation : South

Views : Sea views

Parking : Street

House area : 702 m²

- | | | |
|------------------|-----------------------|-------------------|
| ✓ close to shops | ✓ First line of beach | ✓ Guest apartment |
| ✓ near transport | ✓ Close to sea | ✓ Storage room |
| ✓ Alarm system | ✓ Basement | ✓ Terrace |
| ✓ Not furnished | ✓ Airconditioning | |

Opportunity in El Rosario, Marbella - Building just 800 m from the beach

702 m² built | Versatile project with income potential and appreciation prospects

Ground floor: space suitable for a restaurant, wine bar, gastro-bar, or brunch spot (200 m² + 100 m² terrace).

First floor: currently with 7 bedrooms, kitchen, and 2 bathrooms, awaiting renovation for room-by-room rental.

Basement: open-plan space with multiple possibilities: gym, wellness center, coworking, or events.

Viewings by appointment only.



