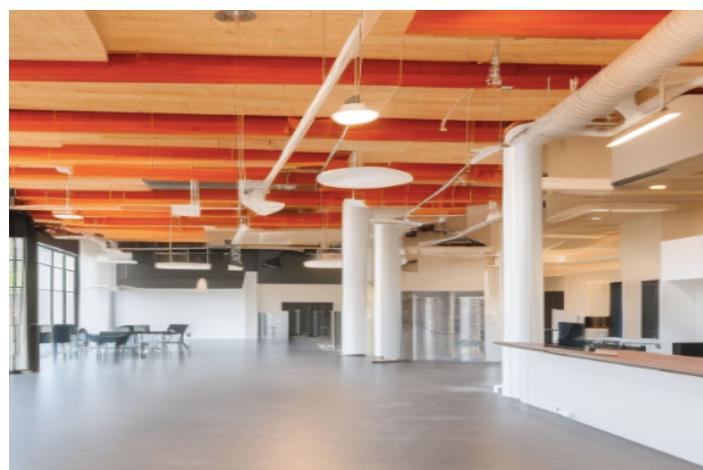




## Apartment Complex for sale in El Rosario, Marbella

**1,500,000 €**

Reference: R4803130   Bedrooms: 5   Bathrooms: 4   Build Size: 702m<sup>2</sup>





## Costa del Sol, El Rosario

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 m<sup>2</sup> 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 m<sup>2</sup> indoor space plus 100 m<sup>2</sup> 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.

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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Storage Room		
Guest Apartment		
Bar		
Restaurant On Site		
Courtesy Bus		
Basement		
Views	Setting	Condition
Sea	Close To Sea	Renovation Required
	Close To Shops	Restoration Required
	Close To Schools	
Furniture	Kitchen	Security
Not Furnished	Not Fitted	Alarm System
Parking	Utilities	Category
Street	Electricity	Holiday Homes
More Than One	Drinkable Water	Investment
	Telephone	Beachfront
	Gas	Distressed