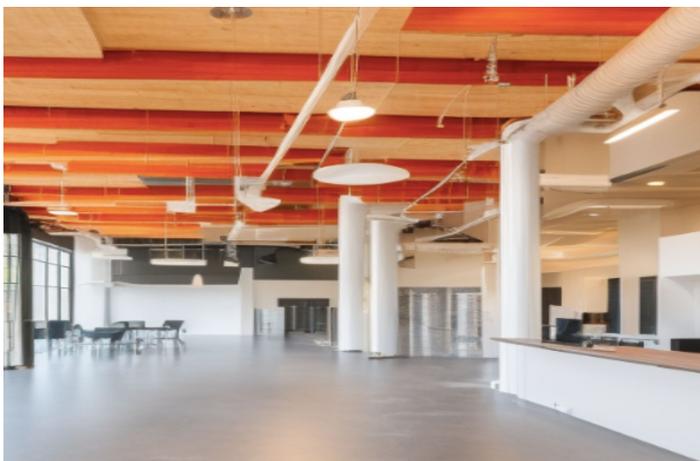




Apartment Complex for rent in El Rosario, Marbella

1,500,000 - 6,000 €

Reference: R4803130 Bedrooms: 6 Bathrooms: 4 Plot Size: 121m² Build Size: 702m²





Costa del Sol, El Rosario

STRATEGIC INVESTMENT OPPORTUNITY: Mixed-Use Asset in El Rosario, Marbella
800m from the Beach | 702 sqm of Versatile Space | High Capital Appreciation

A rare opportunity to acquire a versatile freehold building in one of Marbella's most established residential and touristic enclaves. This asset is designed for savvy investors looking for triple cash-flow potential and a high-yield rehabilitation project.

Business Units & Revenue Streams:

GASTRO HUB (Ground Floor): 200 sqm of interior space plus a 100 sqm private terrace. A premium location for high-turnover concepts such as a Wine Bar, Gastro-Brunch, or signature restaurant. In a market with high demand and low commercial supply, this space offers exceptional rental value.

RESIDENTIAL / LUXURY COLIVING (First Floor): Currently featuring 6 rooms, kitchen, and 2 bathrooms. This level is ideal for a high-end Co-living project or premium short-term rentals (subject to licensing). Marbella's sustained 75%+ occupancy rate ensures a robust residential yield post-renovation.

WELLNESS OR BUSINESS CENTER (Semi-basement): A large, open-plan space adaptable to current market trends. Perfect for a Boutique Gym, Wellness Studio, or Executive Coworking space, adding a third layer of passive income to the property.

Investor Highlights:

Prime Location: El Rosario is a "Safe Haven" for capital, showing consistent year-on-year property value growth.

Versatility: The property allows for independent operation of each floor or a fully integrated Hospitality & Lifestyle concept.

Value-Add Potential: A solid structure ready for a renovation project that will significantly increase the total Asset Equity.

A unique asset for portfolios requiring prime location, significant square footage, and multiple exit strategies.

Private viewings and technical dossier available upon request.



Features:

Features

Covered Terrace
Near Transport
Storage Room
Guest Apartment
Bar
Restaurant On Site
Courtesy Bus
Basement

Views

Sea

Furniture

Not Furnished

Parking

Street
More Than One

Orientation

South

Setting

Close To Sea
Close To Shops
Close To Schools

Kitchen

Not Fitted

Utilities

Electricity
Drinkable Water
Telephone
Gas

Climate Control

Air Conditioning

Condition

Renovation Required
Restoration Required

Security

Alarm System

Category

Holiday Homes
Investment
Beachfront
Distressed