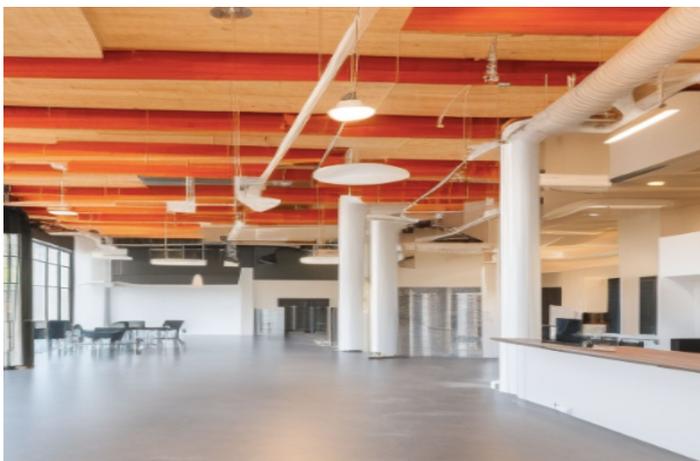




Appartementencomplex te huur in El Rosario, Marbella

1.500.000 - 6.000 €

Referentie: R4803130 Slaapkamers: 6 Badkamers: 4 Plotgrootte: 121m² Perceelgrootte: 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.



Kenmerken:

Extra's

Overdekt terras
Nabij transport
Opslagruimte
Gastappartement
Bar
Restaurant ter plaatse
Hoffelijkheidsbu
Kelder

Uitzicht

Zee

Meubilering

Niet ingericht

Parkeergelegenheid

Straat
Meer dan één

Zonorientatie

Zuiden

Ligging

Dicht bij zee
Dicht bij winkels
Dicht bij scholen

Keuken

Niet gemonteerd

Voorzieningen

Elektriciteit
Drinkbaar water
Telefoon
Gas

Klimaatbeheersing

Airconditioning

Huidige Staat

Renovatie vereist
Restauratie vereist

Beveiliging

Alarmsysteem

Categorie

Vakantiehuizen
Investering
Aan het strand
Verdrietig