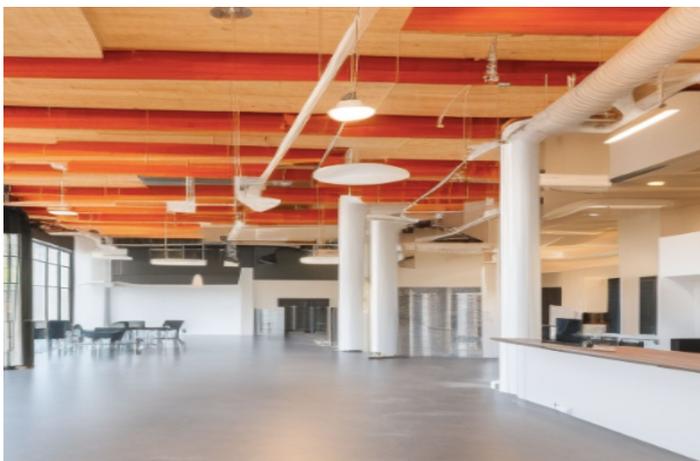




## Apartment Complex for rent in El Rosario, Marbella

1 500 000 - 6 000 €

Ссылка: R4803130 спальни: 6 ванная комната: 4 Размер участка: 121m<sup>2</sup> Размер сборки: 702m<sup>2</sup>





## Коста дель Соль, Эль Росарио

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.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Хранилище  
Гостевая квартира  
Бар  
Ресторан на месте  
Предоставлено автобусом  
Подвал

### Виды

Море

### Мебель

Не меблировано

### Стоянка

Улица  
Более одного

### Ориентация

Юг

### Параметр

Рядом с морем  
Рядом с магазинами  
Рядом с школами

### Кухня

Не установлен

### Коммунальные услуги

Электричество  
Питьевая вода  
Телефон  
Газ

### Климат-контроль

Кондиционер

### Состояние

Требуется реконструкция  
Требуется восстановление

### Безопасность

Система тревоги

### Категория

Праздничные дома  
Инвестиции  
Пляж  
Огорченный