



# Apartment Complex for sale in El Rosario, Marbella

1,470,000 €

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

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