

**Ref.-ID: MIBGR4803130**

**El Rosario**

**Commercial**

**IBI: 1,260 EUR / year**

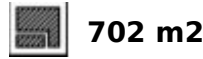
**Rubbish: 140 EUR / year**



**4**



**4**



**702 m2**

House for sale in El Rosario, Marbella Building for tourist flat project in El Rosario, Marbella. It offers an opportunity to develop flats in a sought after area of the Costa del Sol, 800 mts from the beach Real de Zaragoza. Features : Total Built Area: 702 m<sup>2</sup>. Basement Floor: 182 m<sup>2</sup> of open plan space, ideal for storage, service facilities or amenities for residents. Ground Floor: Restaurant: 192 m<sup>2</sup> distributed in lounge, kitchen-office, corridor and two bathrooms. Outside Terrace: 121 m<sup>2</sup>, perfect for increasing the capacity of the restaurant or creating a leisure area for residents. First Floor: 4 Apartments under deeds, each with a surface area of 45 m<sup>2</sup>, exterior balconies and one with a private terrace of 4 m<sup>2</sup>. Advantage for Investors: - Rental Income: The flats offer multiple income streams, ensuring a solid return on investment. - Flexibility of Use: The open plan space in the basement offers opportunities to develop additional services or communal areas, increasing the value of the property. - Location: El Rosario, Marbella, is a sought after area ensuring a revaluation of the property. We organise viewings to suit your availability. We have developed renderings to provide a clear view of how the property will look once refurbished. Contact us today for more details and to arrange a viewing.

**Setting**

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Views**

- ✓ Sea

**Security**

- ✓ Alarm System

**Orientation**

- ✓ South

**Features**

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

**Parking**

- ✓ Street
- ✓ More Than One

**Condition**

- ✓ Renovation Required
- ✓ Restoration Required

**Furniture**

- ✓ Not Furnished

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Not Fitted

**Category**

- ✓ Beachfront
- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment



IDEA  
PROYECTO







APARTMENTS









interior actual







interior actual

