

ALL IN

real estates



Middle Floor Apartment in Selwo

Bedrooms **2** Bathrooms **2** Built **86m2** Terrace **28m2**

R4747573

**Middle Floor
Apartment**

Selwo

370.000€

Investment Opportunity: Turnkey Property with Reliable Tenant Looking to invest in real estate without the hassle of finding a tenant? This property is the perfect solution, offering a stable income stream from day one. With a tenant already secured on an 11-month lease, you'll benefit from consistent rental payments of € 2,300 per month, excluding utilities.

Property Highlights:

- Tenancy: Reliable tenant with a solid rental history, ensuring peace of mind.
- Rental Income: €2,300/month, providing a steady and attractive yield.
- Lease Duration: 11 months remaining, giving you flexibility and immediate ROI of around 7%
- Location: Situated in a high-demand area, perfect for long-term rental potential.

Additional Benefits:

- Minimal vacancy risk – income begins as soon as you purchase.
- A prime investment property that requires no immediate additional work.
- Potential for long-term tenancy renewal or the opportunity to adjust rent in the future.

Whether you're an experienced investor or just starting to build your portfolio, this property offers the ideal mix of security, income, and growth potential. Currently under construction as part of the complex is a large indoor spa, complete with an indoor swimming pool, sauna, and Jacuzzi's which will open beginning of 2025. The new phase will also feature a kids's playroom and a cinema. Location: The apartment is ideally situated between Marbella and Estepona, just a 10-minute drive from both Puerto Banus and Estepona center. The beach is a few

minutes' drive or a 10-15 minute walk away. At the beach, you will find Sonora Beach, a fantastic beach bar offering live music and a great food menu. Laguna Beach Pacha: Next year, the Pacha group will open a mega beach project in Estepona, only a 5-minute drive from the property. This project will include six themed areas: a yacht club, beach club, kids' paradise, restaurant-club, retail, and a sports and live entertainment area. Nearby Golf Courses: The area boasts several nearby golf courses, including Atalaya Golf, Los Flamingos Golf, El Paraiso Golf, Estepona Golf, and La Resina Golf. Additionally, the property is located next to the Selwo Animal Park. Don't miss out on this exceptional opportunity to live in a stunning new development in a prime location.

Covered Terrace
Ensuite Bathroom
Jacuzzi
Sauna

Covered Terrace
Games Room
Lift
Storage Room

Double Glazing
Gym
Private Terrace
WiFi