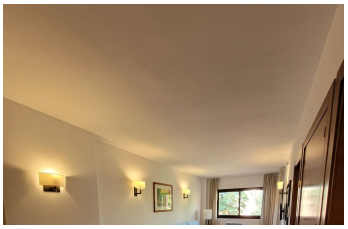
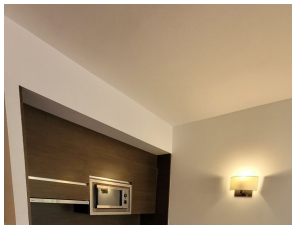
ALL IN real estates





Middle Floor Apartment in Bel Air

Bedrooms	1	Bathrooms	1	Built	34m2	Terrace	8m2

R5412238	Middle Floor Apartment	Bel Air	115.000€

Prime Real Estate Investment Opportunity with Guaranteed Returns on the Costa del Sol Discover an outstanding real estate investment opportunity in an exclusive tourist apartment located within a hotel resort in the highly sought-after area of Bel Air, Benahavís, on the New Golden Mile of the Costa del Sol. An ideal option for investors seeking guaranteed returns, fully managed property, and flexible personal use. This fully furnished and equipped 1-bedroom apartment is sold with 100% freehold ownership and includes a fully fitted kitchen, kitchenware, linens, and accessories—ready for immediate operation with no additional investment required. Guaranteed income & professional management The apartment is fully managed by the resort's operating company, ensuring a fixed annual return of €4,700, paid quarterly, with no concerns about occupancy, maintenance, or day-to-day management. Owners are also exempt from community fees, maintenance costs, and basic utilities, paying only: Property tax (IBI): €301 / year Rubbish collection tax: €18 / year Owner's personal use Owners may enjoy the apartment for up to 8 weeks per year under very attractive conditions: €65 per week in low season Approx. 50% discount on the standard rate in high season (15/06–15/09 and Easter) If the owner's unit is unavailable, alternative accommodation of similar characteristics within the complex will be provided. 4-star resort with premium amenities These tourist apartments form part of a 4-star aparthotel complex, originally built in

2004 and fully renovated in 2022/2023, offering high-end facilities and services: Restaurant Spa and gym Swimming pools and relaxation areas Children’s areas Nightclub Laundry service Wide range of leisure activities The resort is open from March to mid-December. Strategic location & privileged surroundings Located just 1.5 km from El Saladillo Beach, in one of the most desirable areas of the Costa del Sol, the resort enjoys a unique natural setting with panoramic sea and mountain views, and easy access to: Puerto Banús Golf courses Luxury hotels Essential services and amenities Quality specifications & extras Excellent construction quality Air conditioning Double glazing Fully equipped kitchen Covered terrace Pet-friendly hotel (extra charge applies) Guest parking spaces available A secure, hassle-free ?real ?estate ?investment ?with ?guaranteed income, ideal ?for ?national and international investors seeking ?stable returns ?on the ?Costa ?del Sol, enhanced by ?the ?value ?of ?a ?premium ?resort ?lifestyle.

24 Hour Reception	24 Hour Reception	Bar
Covered Terrace	Double Glazing	Fitted Wardrobes
Games Room	Gym	Jacuzzi
Lift	Marble Flooring	Near Church
Near Transport	Private Terrace	Restaurant On Site
Sauna		