

**Sales - Apartment - Benahavís**  
**450.000€**



**Ref.-ID: MIBGR5350210**

**Benahavís**

**Apartment**

**Community: 3,600 EUR / year**

**IBI: 780 EUR / year**

**Rubbish: 170 EUR / year**



**2**



**2**



**120 m2**

Investment Opportunity - 2-Bedroom Apartment in Prestigious Benatalaya, Estepona CURRENTLY RENTED Beautiful 2-bedroom apartment for sale in the exclusive gated community of Benatalaya, one of Estepona's most prestigious residential resorts. The property is currently rented until 2028 with excellent, reliable tenants paying €800/month + utilities. Perfect investment with immediate rental income. Please note: Viewings are not possible at present as the tenant does not wish to be disturbed. Key Features 120 m<sup>2</sup> built 2 bedrooms | 2 bathrooms Spacious living-dining room with access to a large covered terrace Fully equipped kitchen Fitted wardrobes Storage room (trastero) 2 underground parking spaces included East orientation - bright and sunny Air conditioning Luxury Resort Amenities 24-hour security Indoor heated swimming pool Several outdoor swimming pools Sauna and Turkish bath 25,000 m<sup>2</sup> of beautifully designed gardens Located in a peaceful, high-end urbanisation with excellent facilities, just minutes from Estepona centre, the beach and all services. A rare turnkey investment in a premium community with long-term rental in place.

**Setting**

- ✓ Frontline Golf
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Fiber Optic

**Orientation**

- ✓ East

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Views**

- ✓ Garden
- ✓ Courtyard

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private