Sales - Apartment - Benalmadena

399.000€











Ref.-ID: MIBGR5509939 **Benalmadena** **Apartment**

Community: 1,260 EUR / year **IBI: 285 EUR / year** **Rubbish: 107 EUR / year** **2** **2** **70 m2** **18 m2**

INVESTMENT OPPORTUNITY – TWO APARTMENTS, ONE ATTRACTIVE PROPERTY! A unique investment opportunity offering a proven rental concept with the flexibility to operate two separate apartments within one property. The original apartment has been professionally divided into two independent apartments, creating a range of attractive options for both investment and personal use. The property holds a tourist rental licence and is offered for sale together with a fully operational booking system, allowing the rental business to be managed efficiently, including remotely. Proven Rental Concept One of the key advantages of this property is that the rental business is already fully operational. It comes with an established customer base, an existing booking system and a proven rental history. Detailed financial results and rental performance figures for the past five years are available for review, providing prospective buyers with clear insight into the performance and profitability of the business. The purchaser is therefore acquiring not only the property itself, but also an established and immediately transferable rental operation. Flexible Personal Use The property also offers an attractive combination of private use and rental income. One apartment can be retained for personal use while the second apartment continues to operate as a holiday rental, providing an ongoing income stream. Alternatively, both apartments can continue to be rented out, allowing the property to be operated entirely as an investment. An Attractive Investment. The combination of: Two independent apartments Tourist rental licence Fully operational booking system Proven rental history Remote management capabilities Established customer base Financial and rental figures available for the past five years Option for personal use alongside rental income Existing rental operation ready to continue makes this an attractive opportunity for both private investors and buyers looking for a combination of personal use and rental income. An investment where the buyer can build on an established and proven concept, rather than starting a rental operation from scratch. A video, financial results, rental history and further information are available upon request.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Good Condition
- ✔ Fair Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Barbeque
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Solar water heating

Category
- ✔ Holiday Homes
- ✔ Investment