



Sales - Apartment - Benahavís  
**180.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
**+34 662 58 96 58**  
[info@mibgroup.es](mailto:info@mibgroup.es)



Ref.-ID: MIBGR5357641

Benahavís

Apartment



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93 m2

Renovated Tourist Apartment in 4★ Resort in Bel-Air – Investment with Guaranteed Rental Income with private parking Excellent investment opportunity on the Costa del Sol: fully furnished tourist apartment located in an exclusive 4-star resort complex in Bel-Air, close to golf courses, the Villa Padierna Hotel, and just 2 km from El Saladillo Beach. Built in 2004 and completely refurbished in 2022, the property offers a modern and functional layout. It features two separate bedrooms, two full bathrooms, a spacious living room with a fully equipped kitchen, and a pleasant private terrace. The complex stands out for its extensive resort-style facilities: Large swimming pool areas and landscaped gardens Restaurants and a beach bar with sea views SPA and gym Kids Club Event spaces and leisure areas Ideal investment model This apartment is part of a professionally managed hotel rental program, allowing the owner to enjoy a completely hassle-free investment. The management company covers all running and maintenance costs related to both the property and the resort (except annual property tax - IBI). In addition, it offers guaranteed rental income, with a fixed annual return of €6.448,32 + VAT (based on 2025 figures), paid quarterly. Owner usage Owners can enjoy personal use of the apartment for up to 8 weeks per year under special conditions: Usage subject to established rates 50% discount during high season 25%-50% discounts on resort facilities and services A perfect option for investors seeking a secure and profitable asset, combined with the flexibility to enjoy holiday stays in a fully serviced resort — without any management concerns.

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|---|--|--|---|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                         | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>                                   | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Games Room</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Jacuzzi</li> <li>✓ Bar</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Restaurant On Site</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ 24 Hour Security</li> <li>✓ Safe</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul>         |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |  |   |  |  |