

## Продажа - Апартамент - Benahavís 180.000€



Ref.-ID: MIBGR5357641

Benahavís

Апартамент



2



2



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.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с городом
- ✓ Близко к школам

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Игровая комната
- ✓ Доступ для инвалидов
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Бар
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн
- ✓ Ресторан на территории

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Климат-контроль**

- ✓ Кондиционер

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа
- ✓ Сейф

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Приватная