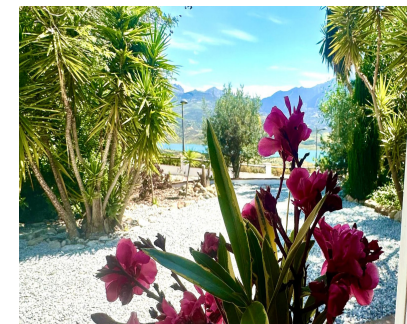


Долгосрочная Аренда - Дом - La Viñuela
1.350€ / Месяц

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Ref.-ID: MIBGR5255428

La Viñuela

Дом



2



1



101 m2



600 m2

Exceptional Investment Opportunity with Proven Rental Performance. This property represents an outstanding investment opportunity with a fully proven rental track record. Purchased just one year ago, it has been rented continuously since then, operating successfully on both Booking.com and Airbnb with a valid and perpetuate holiday rental license. During the winter months, the property attracts Scandinavian tenants on medium- to long-term stays, achieving a monthly rental income of €1,350. In the high season, short-term rental rates reach €1,650 per week, while in the low season they average €1,150 per week. Based on current performance, the estimated return on investment is around 6,5 %. The numbers truly speak for themselves. The house is beautifully located on the picturesque Viñuelala Lake, offering uninterrupted lake views and a peaceful natural setting, while still being within close proximity to local shops and restaurants. The Mediterranean coast and the beaches of Torre del Mar are approximately 20 minutes away by a calm, scenic drive, as are the area’s main shopping centers. The city of Vélez-Málaga can be reached in around 15 minutes, providing full services, hospitals, schools, and administrative facilities. Set on a private plot, the property features:

- A private swimming pool
- Fruit trees and landscaped flower gardens
- A tranquil and highly private environment

The house offers:

- Two bedrooms
- One bathroom
- A spacious living room with an open-plan American kitchen
- A fireplace, ideal for year-round living
- Large panoramic windows opening directly onto the lake

Several cozy corners throughout the home provide perfect spots for reading, enjoying a coffee, or relaxing with a drink while taking in the surrounding views. The property has been recently refurbished, including a wooden roof over the terrace, offering welcome shade in summer and a warm, inviting atmosphere during the winter months. A barbecue area further enhances its appeal for both holiday rentals and permanent living. Located in a very calm and quiet setting, this home is ideal both as a high-yield investment and as a peaceful residence or holiday retreat.

Расположение <ul style="list-style-type: none">✓ Загородный✓ Деревня✓ Горная деревня✓ Рядом с магазинами	ОРИЕНТАЦИЯ <ul style="list-style-type: none">✓ Юго-восток✓ Юг	Состояние <ul style="list-style-type: none">✓ Хорошее	бассейн <ul style="list-style-type: none">✓ Приватный	Климат-контроль <ul style="list-style-type: none">✓ Кондиционер✓ Кондиционер холодного воздуха✓ Кондиционер горячего воздуха✓ Камин	ВИД <ul style="list-style-type: none">✓ Море✓ Горы✓ Сельская местность✓ Панорамный✓ Сад✓ Бассейн✓ Озеро
Особенности <ul style="list-style-type: none">✓ Крытая терраса✓ Встроенные шкафы✓ Рядом с транспортом✓ Приватная терраса✓ WiFi✓ Барбекю✓ Ресторан на территории✓ Оптическое волокно	Мебель <ul style="list-style-type: none">✓ Полностью меблированный	Кухня <ul style="list-style-type: none">✓ Полностью оборудованная	Сад <ul style="list-style-type: none">✓ Приватный	Парковка <ul style="list-style-type: none">✓ Открытая✓ Приватная	Коммунальные услуги <ul style="list-style-type: none">✓ Электричество✓ Питьевая вода
Категория <ul style="list-style-type: none">✓ Дома для отдыха					