

## Middle Floor Apartment (Ref.: R5034094)



Dormitorios Bedrooms	1	Baños Bathrooms	1	Plot m <sup>2</sup> Terreno	0	Built m <sup>2</sup> m <sup>2</sup> Construidos	34	Terrace m <sup>2</sup> m <sup>2</sup> Terraza	8	IBI year Community Garbage tax	290€ / year 0€ / year 18€ / year
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Bel Air

115.000€

Prime Real Estate Investment Opportunity with Guaranteed Returns on the Costa del Sol Discover an outstanding real estate investment opportunity in an exclusive tourist apartment located within a hotel resort in the highly sought-after area of Bel Air, Benahavís, on the New Golden Mile of the Costa del Sol. An ideal option for investors seeking guaranteed returns, fully managed property, and flexible personal use. This fully furnished and equipped 1-bedroom apartment is sold with 100% freehold ownership and includes a fully fitted kitchen, kitchenware, linens, and accessories—ready for immediate operation with no additional investment required. Guaranteed income & professional management The apartment is fully managed by the resort's operating company, ensuring a fixed annual return of €4,700, paid quarterly, with no concerns about occupancy, maintenance, or day-to-day management. Owners are also exempt from community fees, maintenance costs, and basic utilities, paying only: Property tax (IBI): €301 / year Rubbish collection tax: €18 / year Owner's personal use Owners may enjoy the apartment for up to 8 weeks per year under very attractive conditions: €65 per week in low season Approx. 30% discount on the standard rate in high season (15/06–15/09 and Easter) If the owner's unit is unavailable, alternative accommodation of similar characteristics within the complex will be provided. 4-star resort with premium amenities These tourist ...