



**Property type :** Apartment

**Location :** Bel Air

**Bedrooms :** 1

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** West

**Views :** Sea views

**Parking :** 1 underground parking

**House area :**

34 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Lift
- ✓ Furnished
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Golf property
- ✓ Terrace
- ✓ Pre-air conditioning

- ✓ Gymnasium
- ✓ Sauna
- ✓ White goods
- ✓ Jacuzzi



Great investment opportunity available!

An excellent investment opportunity is presented for an apartment located within a hotel resort, featuring one bedroom and fully furnished and equipped to ensure comfort and convenience. This apart-hotel complex offers guaranteed profitability backed by a bank guarantee.

The investment involves acquiring 100% ownership of these apartments, located in the Bel Air area, granting you a fully furnished and equipped apartment with kitchen, utensils, linens, and accessories. You'll have access to all the amenities and services of a prestigious apart-hotel complex. The operation is subject to tax exemption and attractive profitability conditions.

Management of the apartment is delegated to the complex's operating company, ensuring a fixed annual return of €4,500 in low season and €1.850 in high season. You'll have the option to enjoy the apartment for two months per year at a cost of only €65 per week (excluding the period from June 15th to September 15th and Easter). There's an exemption from community fees, maintenance, and basic supplies, except for the property tax (IBI) of €301 and the rubbish tax of 18€ per year.

These tourist apartments offer the amenities of a 4-star apart-hotel complex, including a restaurant, spa, gym, children's areas, relaxation zones, pool, nightclub, laundry, and various leisure activities. Built in 2004 and renovated in 2022/2023, the complex ensures a high-quality experience for guests. Pets are allowed for an extra cost.

Located just 1.5 km from El Saladillo Beach, in the new golden mile of the Costa del Sol, Benahavís, these apartments offer an exceptional natural environment with easy access to Puerto Banús and other essential services. With panoramic views of the sea and mountains, and proximity to golf courses and luxury hotels, the resort offers an exclusive location.

With excellent construction quality, including high-quality flooring and tiling, air conditioning, and double glazing, these apartments are designed for comfort and durability. They also feature a fully equipped kitchen and covered terrace to enjoy the Mediterranean climate.

Supplementary guarantees accompany the investment, including the annual fixed income guaranteed by a bank guarantee, various economic privileges, tax exemptions, and the option to finance up to 80% of the operation's value with a mortgage. The complex's management company covers ordinary community expenses, maintenance, cleaning, and supplies, while investors can benefit from tax exemptions for their acquisition.

Usage of the property grants investors the option to enjoy their apartment for two months per year, by booking in advance at a nominal cost. The management of apartment usage is entrusted to a company with extensive experience in the hotel sector.

