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Luxury Realty
real estate

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Commercial in Estepona

Reference: R4592863



Bedrooms: 2
Bathrooms: 2
M² Build size: 91
Price: 149,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size:













Overview:

Discover an unparalleled investment opportunity by Luxury Realty, nestled within the prestigious Valle Romano area of Estepona, on the sun-drenched Costa del Sol. This exquisite 2-bedroom, 2-bathroom aparthotel offers more than just a luxurious retreat; it provides a seamless, high-yield investment model in one of Southern Spain's most sought-after destinations. Estepona, often hailed as the "Garden of the Costa del Sol," perfectly blends authentic Andalusian charm with modern amenities, stunning beaches, and world-class golf. Its strategic location ensures easy access to Marbella, Puerto Banús, and Málaga Airport, solidifying its appeal as a prime real estate hub for discerning investors and holidaymakers.

This middle floor apartment is ideally positioned within a renowned hotel complex, meticulously designed for both lavish holidays and robust financial returns. The innovative investment model truly sets this property apart: the aparthotel is fully managed and rented by the hotel on your behalf, ensuring a hassle-free ownership experience. Owners benefit from the right to personal use for up to 8 weeks per year, allowing enjoyment of the unparalleled Estepona lifestyle. For the remaining weeks, or if opting for full rental, the property is expertly marketed and rented by the hotel, delivering a consistent and guaranteed annual rental income. This unique arrangement transforms your holiday home into a lucrative asset, promising significant returns without the complexities of independent rental management.

Step inside this beautifully appointed apartment to find a blend of refined comfort and modern elegance. Spanning a generous 91 m² of built area, complemented by an expansive 35 m² private terrace, the property offers ample space for relaxation and entertainment. Interiors feature elegant marble flooring throughout and double glazing for optimal insulation and tranquility. The apartment comes fully furnished with tasteful, high-quality pieces, making it move-in ready for personal enjoyment or immediate rental. The fully fitted kitchen boasts modern appliances, while the two spacious bedrooms and two luxurious ensuite bathrooms provide privacy and comfort. Fitted wardrobes offer practical storage solutions, contributing to the apartment's sleek aesthetic.

The private terrace, oriented South-West, is a true highlight, offering delightful views of the lush golf course and vibrant streetscape. This outdoor sanctuary is perfect for enjoying Estepona’s legendary sunsets, al fresco dining, or simply unwinding. Climate control is managed effortlessly with state-of-the-art air conditioning, providing both hot and cold settings for year-round comfort. Beyond the apartment, the complex offers an array of exceptional amenities designed to enhance your stay. Residents have access to magnificent communal swimming pools. Onsite restaurants provide convenient dining, while a dedicated games room and paddle tennis courts offer entertainment for all ages.

Security and convenience are paramount within this exclusive complex. It benefits from being a gated community with 24-hour security, ensuring peace of mind. A 24-hour reception desk meets all needs promptly, while additional features like WiFi, a lift, and a car hire facility enhance practical resort living. Crucially for an investment, a private underground parking space and dedicated storage room are included, adding significant value. This aparthotel represents not just a property, but a smart lifestyle investment – a luxurious holiday home that works for you, generating income while experiencing the very best of the Costa del Sol.

Features:

Pool, Air conditioning, Heating, Lift, None, 24H Security, Parking, Holiday Home, Investment, Resale