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Luxury Realty
real estate

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Apartment in Estepona

Reference: R4671655



Bedrooms: 1
Bathrooms: 1
M² Build size: 57
Price: 119,500 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:

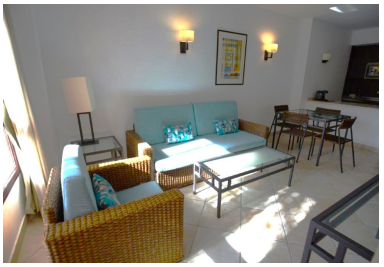












Overview:

Welcome to an unparalleled investment opportunity nestled in the heart of Benahavis, a prestigious enclave renowned for its natural beauty, gastronomic excellence, and world-class golf courses on the sun-drenched Costa del Sol. Luxury Realty is proud to present this exceptional one-bedroom apartment, situated within the highly sought-after Caledonia Golf complex. This property embodies a sophisticated lifestyle choice combined with a truly intelligent financial strategy, making it a standout offering in the vibrant Southern Spanish real estate market, perfectly positioned to capture the essence of Mediterranean allure and investor demand.

Benahavis itself is a picturesque mountain village, often referred to as the 'dining room of the Costa del Sol' due to its array of top-tier restaurants. Its unique charm lies in its blend of traditional Andalusian character with modern luxury. Just a short drive from the bustling marinas and glamorous boutiques of Marbella, and the charming promenade of Estepona, Caledonia Golf offers a tranquil retreat without sacrificing accessibility. Residents benefit from easy access to pristine beaches, championship golf courses, and the vibrant cultural life that makes this region so desirable. The local microclimate ensures over 300 days of sunshine a year, creating an idyllic setting for holidays and leisure, solidifying its status as a prime location for both relaxation and lucrative investment.

The Caledonia Golf complex is a testament to luxurious, resort-style living. Upon arrival, residents and guests are greeted by a welcoming reception, setting the tone for comfort and impeccable service. Extensive on-site amenities cater to every whim: culinary delights at various restaurants and cafeterias, a state-of-the-art gymnasium, and a serene indoor spa – a sanctuary for relaxation. The outdoor swimming pool, surrounded by lush gardens, provides a refreshing oasis under the Spanish sun, further enhanced by charming chiringuitos for refreshments. A versatile function room adds to the complex's appeal, ideal for events, while thoughtfully designed communal spaces create a harmonious environment.

What truly sets this opportunity apart, enhancing its investment appeal, is its unique operational model, designed in strict adherence to Andalusian tourism legislation (Law 13/2001). This framework dictates that while the property is available for outright purchase, its designated use is exclusively for holiday purposes, not as a permanent residence. This crucial distinction underpins the property's financial strength and hassle-free ownership proposition. The apartment is meticulously managed by the Caledonia company, a dedicated entity whose expertise ensures the complex operates seamlessly as a premium holiday destination.

For the discerning investor, this management structure translates into a remarkably attractive, hands-off asset. Owners are granted the privilege of personal usage for up to eight weeks per year, providing ample opportunity to enjoy the luxurious amenities and captivating surroundings of Benahavis without typical ownership burdens. Crucially, the Caledonia management company assumes full responsibility for all associated costs of the flat – maintenance, utilities, and general upkeep – effectively removing any ongoing financial obligations from the owner. This comprehensive management package preserves the property's pristine condition and significantly simplifies ownership, transforming it into a truly passive income stream. Furthermore, the company commits to providing the owner with an attractive annual rental income, guaranteeing a consistent return on investment and solidifying this flat’s position as a lucrative and secure financial instrument within the thriving Costa del Sol market. It’s an ideal solution for those seeking a premium holiday retreat coupled with a robust, worry-free investment.

In summary, this exquisite one-bedroom apartment in Caledonia Golf, Benahavis, masterfully combines the allure of a luxurious holiday destination in Southern Spain with an intelligently structured investment opportunity. Its prime location near Estepona, within a complex offering unparalleled amenities, coupled with a unique, management-free ownership model that covers all costs and guarantees an annual income, makes it an exceptionally compelling proposition. For the astute investor seeking a sophisticated holiday home delivering indulgent experiences and significant financial returns, this property stands as an unmissable offering from Luxury Realty. Secure your piece of paradise and enjoy a smart, profitable venture on the sun-drenched shores of the Costa del Sol.

Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, None, Private garden, Parking