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BEL AIR

115,000 €

REFERENCE R5412238

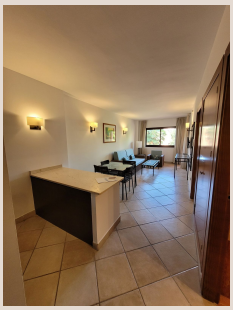
# Unlock Unrivalled Returns: A Premier Investment Opportunity on the Costa del Sol's New Golden Mile

| 1 | 1 | 34 m² | 8 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Discover an unparalleled investment in Bel Air, Benahavís, on the fabled New Golden Mile of the Costa del Sol in Southern Spain. This exquisite tourist apartment within a prestigious 4-star hotel resort offers discerning investors guaranteed financial growth, effortless ownership, and exclusive personal enjoyment.

Tailored for international and national investors, this fully managed property promises stable, predictable returns, combining security with sophistication. A dedicated team handles all details, ensuring peace of mind.

## Your Hassle-Free, Fully Furnished Sanctuary

This elegant one-bedroom apartment, 100% freehold, arrives fully furnished and impeccably equipped. From its state-of-the-art kitchen to luxurious linens, it's ready for immediate revenue generation. A 2022/2023 renovation ensures contemporary standards, requiring zero additional investment.

## Guaranteed Financial Performance & Effortless Ownership

Enjoy an ironclad guarantee of financial returns: a fixed annual return of €4,700, paid quarterly, expertly managed by the resort's operating company. This eliminates concerns about occupancy or maintenance, providing secure income.

Investors are exempt from community fees, maintenance, and basic utilities. Minimal obligations include approximately €301 for annual property tax (IBI) and €18 for rubbish collection tax, maximizing net yield for a hassle-free investment.

## Exclusive Privileges: Your Retreat on the Costa del Sol

Beyond financial returns, enjoy personal use of your apartment for up to 8 weeks annually. Benefit from a preferential rate of just €65/week in low season, and ~50% discount during high season (June 15th-September 15th, Easter). If your unit is occupied, alternative accommodation is guaranteed, blending shrewd investment with lavish personal escape.

## World-Class Amenities within a 4-Star Aparthotel Complex

Your investment is part of a magnificent 4-star aparthotel, fully renovated 2022-2023. Enjoy a comprehensive array of high-end amenities:

- Gourmet restaurant, spa, gymnasium, swimming pools
- Relaxation areas, children's areas, nightclub
- Laundry services, diverse leisure activities

Guests welcome March through mid-December, maximizing both income and personal enjoyment.

## Strategic Location in Bel Air: The Heart of the New Golden Mile

Nestled in Bel Air, Benahavís, this property boasts an enviable location on the fabled New Golden Mile of the Costa del Sol in Southern Spain. Just 1.5 km from El Saladillo Beach, it offers access to golden sands and the Mediterranean. Bel Air combines serene natural beauty with effortless access to vibrant hotspots.

The resort commands breathtaking panoramic sea and mountain views. From this prime position, explore iconic attractions:

- Glamorous Puerto Banús (yachts, boutiques), world-class golf courses
- Luxury hotels, essential services, upscale shopping, gourmet dining

Investing in Bel Air consistently attracts high-net-worth individuals, underpinning your asset's long-term value.

### Exceptional Quality & Thoughtful Extras

This property reflects superior construction quality, designed for enduring value and comfort. Key specifications include:

- Robust construction, efficient air conditioning, double glazing
- Fully equipped kitchen, charming covered terrace
- Pet-friendly resort (extra charges apply), ample guest parking spaces

### Your Gateway to Secure & Sophisticated Investment

This exceptional opportunity offers a secure, hassle-free real estate asset with guaranteed income and a premium resort lifestyle on the illustrious Costa del Sol. It blends financial prudence and personal pleasure, ideal for national and international investors demanding stability, growth, and the unparalleled allure of Southern Spain.

Embrace ownership on the New Golden Mile. Contact Luxury Realty today to transform your portfolio and lifestyle.

## Details

| | | | |
|---|---|---|---|
| Reference | R5412238 | Property Type | Apartment |
| Status | Sale | Price | 115,000 € |
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 34 m² | Plot Size | – |
| Terrace | 8 m² | Parking places | by request |

## Features

Pool, Air conditioning, Heating, Sea views, Lift, Private garden, 24H Security, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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