

Apartment in Estepona

Reference: 31802524CAL



|              |                          |                            |                                |
|--------------|--------------------------|----------------------------|--------------------------------|
| Bedrooms: 1  | Bathrooms: 1             | M²: 61                     | Price: 99,900 €                |
| Status: Sale | Property Type: Apartment | Parking places: by request | Printing day : 5th August 2026 |



Overview: Investment in tourist apartment – Not suitable as usual housing

Excellent investment opportunity from 99,900 €

Attractive apartments in Hotel Resort with high profitability.

A) Summary of investment:

You purchase 100% property of an apartment belonging to a hotel complex located in the new Golden Mile of Marbella-Benahavís:

- Fully furnished and equipped
- Comforts and services of a prestigious aparthotel complex
- Operation subject to tax exemption and attractive conditions of profitability.

Delegates the management of its use to the company that operates in the complex and obtains:

- A fixed profitability of 4,900€ + VAT per year (2026).
- The rent will be updated annually, applying the IPC on an annual basis, however, the income update will not apply if the IPC has been negative, a maximum of 5 per cent annual will also be set.
- The option to enjoy it 8 weeks a year with a cost of 65€ a week (excluding 15.06 to 15.09 and Easter)
- Without having to pay for community, maintenance and basic supplies
- You will only have to pay IBI (at a rate of 300€ per year)

B) Property characteristics:

It acquires its own tourist apartment with the comforts of a 4-star apart-hotel complex:

- Restaurant
- Spa, gym, wellness
- Children's areas: mini-club, swimming pool...
- Houses: terraces and lounges
- Pool and tropical-style garden areas with chiringuito
- Disco-bar and recreational lounge
- Laundry area
- Leisure activities: dances, excursions
- Cleaning service
- Attractive construction of the complex, built in 2004 and renovated in 2022/2023
- Reception

C) Privileged location:

Located 1.8 km from El Saladillo Beach, in a natural setting in the New Golden Mile of the Costa del Sol, Benahavis. Just 10 minutes from Puerto Banus, with excellent accessibility from the Ctra. N- 340 and very close to restaurants, supermarkets, banks, pharmacy and other services.

The attractive resort is located at the foot of several golf courses (Golf Flamingos, Brijan, Tramores, Alferini) in the vicinity of one of the best 5 star hotels on the Costa. The complex has excellent panoramic views of the sea and the mountain.

D) Excellent constructive qualities:

Excellent specifications, singles and tiles of gres, air conditioning, double glazing.

The house is fully furnished and with a cozy covered terrace.

E) Investment with Supplementary Guarantees:

You will receive a fixed income of 4,900€ +VAT per year (2026), in addition to various economic privileges and tax exemption.

F) Economic and tax privileges:

The company that manages the complex assumes the following costs of your apartment:

- regular community costs
- maintenance costs
- cleaning costs, regular supplies (electricity and water).

You may benefit from tax exemptions for your purchase and may choose to finance the operation up to 80% of its value, approximately, with mortgage.

G) Housing use:

You can choose to enjoy your apartment for a period of 8 weeks a year, pre-booking in the complex, except Easter and 15.06 to 15.09. The cost of the accommodation service for you will be € 65 per week.

You delegate the management of the use of your apartment to the company that exploits the complex, company of recognized prestige in the sector, with experience in the activity in different countries.

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Features:

Resale, Mountain views, Lift, Golf