+34 604 489 646
info@luxury-realty.com
luxury-realty.com



BENALMADENA

159,000 €

REFERENCE R5241880

# Luxury Investment Opportunity: Premier Studio in Benalmádena's Iconic Agata Building, Costa del Sol

1

BATHROOMS

30 m²

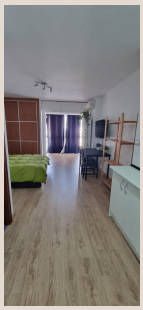
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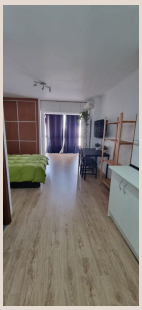












# Description

Luxury Realty proudly presents an exceptional investment opportunity in Benalmádena, a jewel on Spain's sun-drenched Costa del Sol. This meticulously maintained studio apartment, located within the renowned Agata building in Arroyo de la Miel, offers immediate, hassle-free income. Boasting a long-term, thoroughly vetted, and 'good' tenant already in place, this studio represents a pinnacle of smart real estate acquisition for the astute investor seeking a low-risk, high-yield asset in a prime Andalusian location.

## Prime Location: Benalmádena, The Vibrant Heart of the Costa del Sol

Nestled on Spain's magnificent southern coast, Benalmádena is a vibrant, cosmopolitan municipality celebrated for its stunning golden beaches, picturesque marina, and a captivating blend of traditional Andalusian charm with modern sophistication. Offering an enviable Mediterranean lifestyle with over 320 days of sunshine annually, it attracts a diverse international community and a consistent stream of visitors. This enduring popularity ensures a robust property market and strong demand for rental accommodation, making Benalmádena an unparalleled location for real estate investment.

The specific location, Arroyo de la Miel, serves as Benalmádena’s bustling commercial and residential hub. It offers extraordinary convenience, with all essential services and amenities just steps away. From local boutiques and supermarkets to international restaurants, health centers, and educational facilities, everything for a comfortable lifestyle is within immediate reach. Excellent public transport links, including a train station, connect residents seamlessly to Malaga city center, Malaga International Airport, and other charming Costa del Sol towns, enhancing its broad appeal.

## The Agata Building: A Benchmark for Convenience and Security

The Agata building stands as an iconic landmark in Arroyo de la Miel, celebrated for its comprehensive on-site services and secure environment. It epitomizes modern urban living with a touch of luxury. Residents benefit from a dedicated 24-hour concierge service, ensuring assistance and enhanced security. A welcoming reception area provides professional convenience, reflecting a standard of living akin to premium hotel-style residences. Meticulously maintained communal areas foster a sense of community and pride.

## Sophisticated Studio Living: Design, Comfort, and Impeccable Condition

This studio flat, perched on the third floor, features clever design and immaculate upkeep. Presented in very good condition, it offers a contemporary, highly functional living space that maximizes comfort and efficiency. The interior boasts elegant laminate flooring throughout, providing a sleek, modern aesthetic that is durable and easy to maintain. The equipped kitchen, complete with essential appliances, is ready for immediate culinary needs. The full bathroom is tastefully appointed with a modern shower, offering a refreshing and private sanctuary.

Comfort is paramount. The studio is thoughtfully equipped with both air conditioning and heating systems, ensuring an ideal indoor climate year-round. This dual functionality is a significant advantage in Andalusia's varied weather, guaranteeing optimal comfort for the current tenant and enhancing the property's attractiveness and rental value.

## An Unrivaled Investment: Immediate, Hassle-Free Returns

What truly elevates this property as an unparalleled investment is its current status: long-term rented with a 'good' tenant already in situ. This provides an immediate, verifiable revenue stream, offering instant return on investment from day one. The usual challenges of tenant acquisition, vetting, and potential void periods are entirely eliminated. This 'hands-off' investment delivers peace of mind and consistent passive income, making it incredibly attractive to seasoned investors and newcomers to the rental market alike. The tenant's proven reliability further minimizes management overheads, allowing the new owner to enjoy financial benefits without typical landlord responsibilities.

Benalmádena’s dynamic rental market ensures properties of this calibre maintain strong demand. Its popularity among residents and visitors alike guarantees a consistent tenant pool, reinforcing investment security and growth potential. This studio flat is more than an asset; it's a strategically positioned financial instrument in a thriving real estate landscape, primed for appreciation and sustained rental yield, ideal for discerning investors.

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### Exclusive Urbanisation Amenities: Elevating the Lifestyle Experience

Beyond the studio, the urbanisation offers an array of exclusive amenities designed to elevate the residential experience. Residents and tenants can indulge in the luxurious swimming pool, a refreshing escape during warm Andalusian summers. Beautifully landscaped communal gardens provide serene green spaces for relaxation and social gatherings. These premium facilities not only enhance occupant quality of life but also significantly bolster the property’s market value and its attractiveness in the competitive rental market, solidifying its appeal as a desirable long-term residence.

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This exquisite studio flat truly encapsulates the essence of convenient, comfortable, and lucrative living on the Costa del Sol. Its prime location, impeccable condition, and immediate income generation make it an unmissable opportunity. We invite you to experience firsthand the charm and potential of this magnificent property.

VIEWINGS ARE HIGHLY RECOMMENDED AND READILY AVAILABLE upon request to truly appreciate the value and advantages this exceptional investment offers. Contact Luxury Realty today to schedule your private tour and take the first step towards securing your next prime asset.

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In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price. The real estate agency fees ARE INCLUDED in the price.

## Details

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|---|---|---|---|
| Reference | R5241880 | Property Type | Apartment |
| Status | Sale | Price | 159,000 € |
| Bedrooms | by request | Bathrooms | 1 |
| Build size | 30 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Pool, Air conditioning, Lift

## Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella