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



BEL AIR

140,000 €

REFERENCE R5481685

Exceptional Investment Opportunity: Luxury Hotel Apartment with 5% Yield in Prestigious Bel-Air, New Golden Mile, Southern Spain

1	1	65 m²	18 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled investment opportunity in one of Southern Spain’s most sought-after locations. Nestled within the exclusive Bel-Air enclave on the renowned New Golden Mile, between the vibrant towns of Estepona and the glamorous Marbella, this exquisite 1-bedroom hotel apartment offers immediate returns for discerning investors. Currently rented with established tenants, it provides a seamless transition into a lucrative asset, delivering an attractive approximate 5% rental yield from day one. This property isn't just an apartment; it's a gateway to the quintessential Costa del Sol lifestyle, promising both robust financial performance and the allure of a luxury destination.

The Epitome of Coastal Living: Bel-Air, Estepona

Positioned in the heart of the New Golden Mile, Bel-Air is synonymous with luxury, tranquility, and exclusivity. This prestigious residential area is famed for its lush green landscapes, manicured golf courses, and proximity to world-class amenities. Imagine waking up to the gentle Mediterranean breeze, with the distinguished fairways of Los Flamingos Golf and El Paraíso Golf just moments away. The iconic 5-star Villa Padierna Palace, a beacon of opulence, stands as a testament to the calibre of this neighbourhood, offering exquisite dining and spa experiences.

Southern Spain, and specifically this stretch of the Costa del Sol, is a magnet for international tourism and high-net-worth individuals, ensuring strong year-round demand for premium accommodation. Bel-Air's strategic location grants effortless access to the sophisticated nightlife and designer boutiques of Puerto Banús, the charming old town and marina of Estepona, and the bustling city centre of Marbella. This perfect blend of serene luxury and vibrant coastal life makes it an ideal spot for both long-term residents and holidaymakers seeking an unforgettable escape, solidifying the property's investment appeal.

Your Private Sanctuary: A Meticulously Designed Apartment

Step into a thoughtfully designed 65 m² hotel apartment that blends modern comforts with a touch of Mediterranean charm. The spacious layout immediately conveys a sense of openness and tranquility. The heart of the home features a contemporary American kitchen, fully equipped and perfectly integrated into the living space, making it ideal for entertaining or preparing a quick meal. Adjacent to the living area, a private terrace beckons, offering a delightful outdoor space for al fresco dining, morning coffees, or simply soaking up the sun and enjoying the pleasant climate of Southern Spain. An additional balcony provides further opportunities for relaxation and enjoying the views.

The apartment boasts a generously sized bedroom, complete with elegant fitted wardrobes that offer ample storage without compromising on style. The accompanying bathroom is a haven of relaxation, featuring a luxurious bathtub – perfect for unwinding after a day on the golf course or exploring the local beaches. Comfort is paramount, with state-of-the-art air conditioning and central heating ensuring a pleasant ambiance regardless of the season. Situated on the ground floor exterior, the unit benefits from convenient access, facilitated by a modern lift, and its design has been carefully adapted for reduced mobility, ensuring inclusivity and ease for all residents.

Key Apartment Features:

- **Generous Space:** 65 m² built area.
- **Bedroom & Bathroom:** 1 spacious bedroom, 1 bathroom with a luxurious bathtub.
- **Gourmet Kitchen:** Stylish and functional American-style kitchen.
- **Outdoor Living:** Private terrace and an additional balcony for relaxation.
- **Accessibility:** Ground floor exterior, serviced by a lift, and adapted for reduced mobility.

- **Climate Control:** Efficient air conditioning and central heating system.
- **Storage:** Integrated fitted wardrobes for seamless organization.

An Exclusive Resort Lifestyle at Your Doorstep

The apartment is part of a magnificent resort-style complex, expertly designed to provide residents and guests with an unparalleled array of amenities and services. Imagine spending your days lounging by the colossal 600 m² communal swimming pool, a true oasis under the Spanish sun. Families will appreciate the dedicated children's pool and outdoor play area, ensuring endless fun for younger guests, complemented by a vibrant mini-club that keeps them engaged and entertained.

For culinary delights and social gatherings, the complex offers an on-site restaurant, a welcoming bar, and inviting garden terraces perfect for enjoying a refreshing drink or a delicious meal. A convenient snack bar caters to lighter bites and poolside refreshments. The dedicated reception provides a touch of hotel-like convenience, ready to assist with any needs. Furthermore, the property boasts a pet-friendly area, welcoming furry companions to enjoy the luxurious surroundings. All of this is set amidst hundreds of square metres of meticulously landscaped gardens, creating a serene and picturesque environment that truly feels like a private paradise.

A Prudent Investment in a Thriving Market

This hotel apartment represents an exceptional investment opportunity in a market renowned for its stability and growth. With an impressive approximate 5% rental yield, this asset stands out as a high-performing property within the luxury real estate sector of Southern Spain. The combination of its prime location in Bel-Air, the comprehensive resort-style amenities, and its appeal as both a managed hotel-apartment investment and a perfect "lock-up-and-leave" holiday base, ensures strong capital appreciation potential and consistent rental income.

The Costa del Sol continues to attract discerning buyers and holidaymakers seeking quality, luxury, and the authentic Spanish lifestyle. This property capitalizes on that robust demand, offering investors peace of mind with an established income stream and the promise of a valuable asset in a highly coveted destination. Whether you envision it as a strategic addition to your investment portfolio or a luxurious personal retreat that generates income when not in use, this Bel-Air gem offers the best of both worlds.

For a detailed private viewing and to fully appreciate the unique advantages of this remarkable property, contact Luxury Realty today. This is an opportunity not to be missed.

Details

Reference	R5481685	Property Type	Apartment
Status	Sale	Price	140,000 €
Bedrooms	1	Bathrooms	1
Build size	65 m²	Plot Size	–
Terrace	18 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Lift, 24H Security, Parking

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