



## Middle Floor Studio for sale in Fuengirola, Fuengirola

**110,000 €**

Reference: R4846117 Bathrooms: 1 Build Size: 20m<sup>2</sup> Terrace: 3m<sup>2</sup>





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## Costa del Sol, Fuengirola

PLEASE READ THE DESCRIPTION. PROPERTY WITH A FIXED RETURN OF 5%, WITH SPECIAL CONDITIONS, NOT FOR PRIVATE USE.

This studio in Hotel el Puerto is not just a property, but a strategic option for those looking to diversify their investment portfolio. With a fixed return of 5%, you can have peace of mind knowing that your investment will generate consistent income. This is especially attractive in the current context, where financial stability is key.

It is important to highlight that this property is specifically designed to be EXPLOITED BY HOTEL EL PUERTO, which means that YOU WILL NOT BE ABLE TO USE IT AS A PRIVATE RESIDENCE. However, this also has its advantages: the hotel takes care of the complete management of the property, including administration, maintenance, and all associated costs such as electricity, water, and community fees. This allows you to enjoy an investment without the complications that often come with being a property owner.

The studio has a built area of 20 square meters, making it ideal for tourists looking for a comfortable and well-located getaway. Additionally, it features a private bathroom and centralized air conditioning, ensuring that guests have a pleasant experience during their stay. The views of the sea and the mountains are a great attraction, which can increase demand and, therefore, the profitability of your investment.

The lease contract is automatically renewed, providing you with additional security regarding the continuity of your income. This means you won't have to worry about finding tenants or managing bookings, as the hotel takes care of everything; the income you receive is always the same and does not fluctuate.

WE CURRENTLY HAVE 4 PROPERTIES AVAILABLE FOR SALE WITH THESE CHARACTERISTICS:

- Studio 509 located on the 7th floor, Sancho Panza building, facade of C/ Oviedo/ Paseo Maritimo/ Moncayo/ Jacinto  
PRICE €195,000 ANNUAL PROFITABILITY: €8,814.44
- Studio 726, 9th floor, Don Quijote building, facade of Paseo Maritimo PRICE: €110,000 ANNUAL PROFITABILITY: €4,737.03
- 1125, 13th floor, Quijote building, facade of Paseo Maritimo PRICE €115,000 ANNUAL PROFITABILITY: €5,176.80
- 1523, 17th floor, Quijote building, facade of Paseo Maritimo (SOLD)

If you are interested in obtaining more information, please do not hesitate to contact us. We are here to answer any questions you may have!



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Staff Accommodation  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Beach  
Port  
Urban

### Pool

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
South  
South East

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Town  
Beachfront  
Town  
Front Line Beach Complex

### Furniture

Fully Furnished

### Category

Investment  
Beachfront

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone