

**Middle Floor Studio for sale in Fuengirola, Fuengirola****115,000 €**Reference: R4846117 Bathrooms: 1 Build Size: 20m² Terrace: 3m²



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 Marítimo/ Moncayo/ Jacinto PRICE €209,000 ANNUAL PROFITABILITY: €8,814.44 - Studio 726, 9th floor, Don Quijote building, facade of Paseo Marítimo PRICE: €115,000 ANNUAL PROFITABILITY: €4,737.03 - 1125, 13th floor, Quijote building, facade of Paseo Marítimo PRICE €115,000 ANNUAL PROFITABILITY: €5,176.80 - 1523, 17th floor, Quijote building, facade of Paseo Marítimo (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	Orientation	Climate Control
Lift	East	Air Conditioning
Near Transport	South	Pre Installed A/C
Private Terrace	South East	Cold A/C
Ensuite Bathroom		Hot A/C
Double Glazing		
Fiber Optic		
Near Church		
Staff Accommodation		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Beachside	Excellent
Mountain	Urbanisation	Recently Renovated
Panoramic	Close To Sea	
Port	Close To Town	
Urban	Town	
Beach	Beachfront	
Pool	Front Line Beach Complex	
Communal	Furniture	
	Fully Furnished	
Utilities	Category	Security
Electricity	Investment	Gated Complex
Drinkable Water	Beachfront	24 Hour Security
		Electric Blinds
		Entry Phone