

# Benahavis

## Apartment / Apartamento

€115,000

Ref: X22632



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## Property Purchase Expenses

Property price .....	€115,000 (£99,211)
Transfer tax 7% .....	€8,050 (£6,945)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€8,500 (£7,333)
Final Payment of 90% on completion ....	€103,500 (£89,289)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Exclusive Investment Opportunity in the Costa del Sol

1-Bedroom Hotel Apartment in Bel Air

Discover a unique opportunity to own a hotel-style apartment on the Costa del Sol that blends personal enjoyment with smart investment. Located within the well-regarded Bakour Oh Nice resort in Bel Air, this one-bedroom apartment offers owners access to luxurious 4-star amenities while generating a steady annual return.

This unit is part of a professionally managed hotel complex with a proven track record of increasing profitability. Under the care of a newly appointed management company, many facilities have been recently renovated, enhancing both guest experience and investment value.

The apartment cannot be used as a permanent residence, in line with Andalusian tourism regulations (Law 13/2001). However, as the owner, you can enjoy the property for up to 8 weeks per year, making it an ideal solution for those seeking a hassle-free holiday home with a financial return.

Key Features:

- ☐ Comfortable 1-bedroom unit within a professionally run hotel resort
- ☐ Annual rental income managed by the operator
- ☐ Access to full hotel services and amenities, including:

Outdoor swimming pools and tropical gardens

Fully equipped gym and wellness spa

Restaurants, café, and seasonal chiringuito

Children's area and high-season entertainment

Laundry, reception, and housekeeping services

- ☐ Recently updated communal areas and ongoing improvement plans
- ☐ No community or maintenance fees — all covered by the operator

- ☐ Only fixed expense: annual IBI (property tax)

Location:

The Bakour Oh Nice resort is ideally situated in Bel Air, a quiet and well-connected area between Marbella, Benahavís, and Estepona. With nearby golf courses, beaches, restaurants, and shopping options, it provides the perfect blend of relaxation and convenience.

Whether you're a seasoned investor or a lifestyle buyer seeking a low-maintenance holiday escape, this property offers a compelling combination of income potential, prime location, and Mediterranean charm.

Contact us today for more details or to request the management agreement.

The abbreviated information document is available to you. Expenses: Taxes (IITP or VAT+AJD) + Notarial and registration expenses.

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