

## 2 soverom Leilighet til salgs i Mijas Costa, Málaga

239.000€



High ROI Renovation Opportunity – 6 Sleeps Apartment with 2 Terraces in Riviera del Sol

Located in Riviera del Sol (Calle Geranio), this apartment offers a rare opportunity to acquire a property with strong value-add potential and excellent holiday rental profitability.

The property features two bedrooms plus an additional annex room, allowing up to 6 guests, which is the most demanded and profitable format for holiday rentals on the Costa del Sol.
























It offers two large private terraces, one bathroom and a comfortable layout.

Please note that renovation works are required, but once updated, the property becomes an ideal family home for a couple with children and, above all, a high-yield holiday rental investment.

Thanks to its configuration, terraces and Riviera del Sol's year-round demand, the estimated rental performance is:

- Average nightly rate: approx. 115 €
- Estimated occupancy: approx. 60 %
- Estimated net annual rental income: approx. 18,000 €
- Estimated net ROI: approx. 7.5 – 8 %

Community fees are only 65 € / month, IBI 320 € / year and basura 85 € / year, making this property particularly attractive for investors.

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|---|--|---|
|  2 soverom              |  1 baderom              |  80m <sup>2</sup> Bygg størrelse |
|  Svømmebasseng          |  South-west orientation |  Communal garden                 |
|  Communal pool          |  Amenities near         |  Transport near                  |
|  Private terrace        |  Fitted wardrobes       |  Gated community                 |
|  Lift                   |  Unfurnished            |  Close to sea / beach            |
|  Close to golf          |  Uncovered terrace      |  Renovation Needed               |
|  Close to shops         |  Close to town          |  Close to schools                |
|  Internet - Fibre optic |  Close to restaurants   |   |



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