



## 2 bedroom Apartment for sale in 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.

- 2 bedrooms
- Swimming Pool
- Communal pool
- Private terrace
- Lift
- Close to golf
- Close to shops
- Internet - Fibre optic

- 1 bathroom
- South-west orientation
- Amenities near
- Fitted wardrobes
- Unfurnished
- Uncovered terrace
- Close to town
- Close to restaurants

- 80m<sup>2</sup> Build size
- Communal garden
- Transport near
- Gated community
- Close to sea / beach
- Renovation Needed
- Close to schools



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