



## Ground Floor Apartment for sale in Estepona, Estepona

119,500 €

Reference: R4671655 Bedrooms: 1 Bathrooms: 1 Build Size: 57m<sup>2</sup> Terrace: 7m<sup>2</sup>





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## Costa del Sol, Estepona

Flat for sale in Benahavis, boasting one bedroom. This desirable apartment is situated within the esteemed Caledonia Golf complex, which provides residents with an array of amenities including a welcoming reception area, restaurants, cafeterias, kitchens that are fully fitted, a function room, gymnasium, an indoor spa, a swimming pool, and outdoor chiringuitos, offering a luxurious and comfortable living experience. It is important to note that, in line with Andalusian tourism legislation (Law 13/2001), ownership in this complex carries certain restrictions. While the property is available for purchase, it is managed by the Caledonia company, designating it not as a permanent residence but exclusively for holiday use. Owners are permitted to use the property for up to 8 weeks per year, making this flat an appealing choice for investors. The management company assumes responsibility for all the associated costs of the flat and the general upkeep of the complex. Furthermore, the company offers the owner an annual rental income, rendering this property a lucrative investment opportunity. In summary, this flat in Caledonia Golf Benahavis presents a perfect blend of luxurious amenities and solid investment potential, ideally suited for those seeking a holiday home with a focus on financial returns.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Fitted Wardrobes  
Gym  
Sauna  
Bar

### Views

Sea  
Mountain  
Panoramic  
Pool

### Pool

Communal

### Garden

Communal

### Orientation

South

### Setting

Close To Shops

### Furniture

Fully Furnished  
Part Furnished

### Parking

Communal

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted