

*property options*



## NEW DEVELOPMENT Investment Aparthotel



### Highly Recommended

Recommended Developer ✓  
Recommended Location ✓  
Good Rental Potential ✓  
Excellent Capital Gain Potential ✓

### Details

The development is within minutes driving distance of the bustling towns of Fuengirola and Benalmadena.

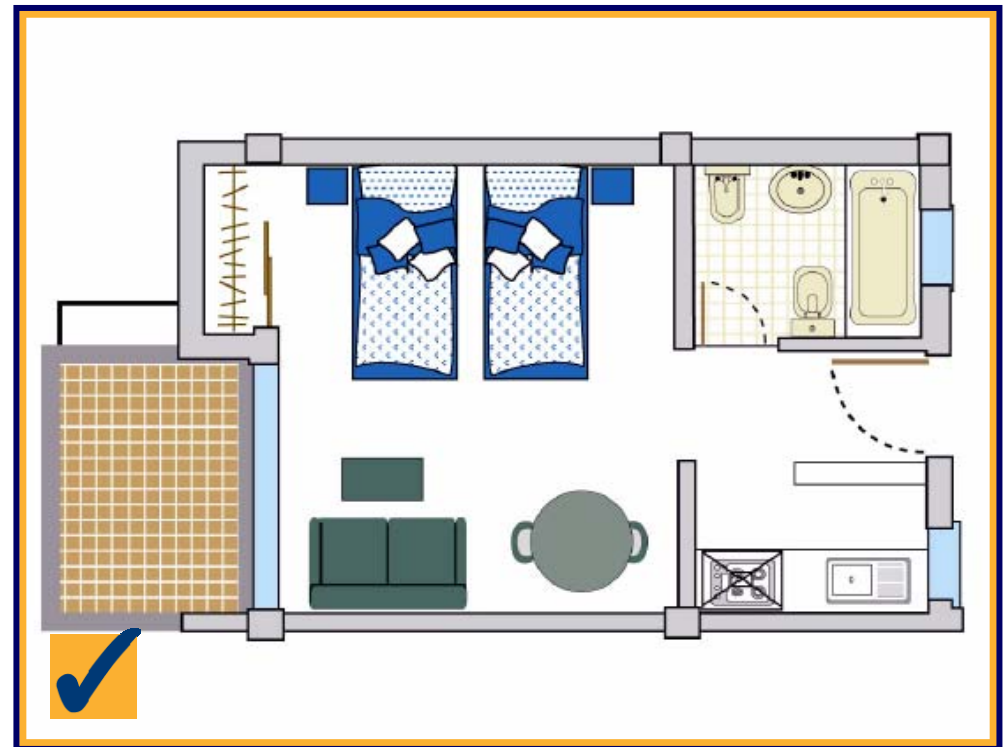
It enjoys excellent transport links and a variety of quality restaurants in the immediate vicinity. Malaga Airport is only 15 minutes drive and there are numerous golf courses close by.

Other nearby attractions include Marbella (20 minute drive), Puerto Banus (30 minutes), Granada (ideal skiing location at two and a half hour drive).

## Payment Terms

Available on request

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**Availability—at time of printing**

Studio apartments

7 available

Property Options will help you to obtain the best apartment in terms of resale value and rental income potential.



# Quality Specification

## Vertical

- Hall, lounge, bedroom: single layer rendering with colour incorporated, strips of protection veneered in wood set at a height of 90cm .
- Bathroom, kitchen: Tiles with edging of two different colours. Bordering around the mirror.

## Floors

- Hall, kitchen, lounge-bedroom, bathroom: Ston ker of Porcleanosa-Venis with skirting.
- Terrace: Top quality tiles measuring 30x30cm.

## Ceilings

- Hall, kitchen, bathroom: plastering with smooth finish.
- Bedroom: Plastering with smooth finish, coving and curtain pelmet.

## Bathroom Fittings

- Bath—White enamel finish 1600 x 750mm. Model: Princess de Roca.
- Taps—Thermostat and Grohe shower with Teleducha shower unit, 60 cm shower bar and 175cm flex from Grohe.
- Wash basin—Top quality white porcelain.
- Taps—Monochrome from Grohe.
- Lavatory—Top quality white porcelain with low cistern.
- Bidet—Top quality white porcelain.
- Taps—Monochrome from Grohe.

## Air Conditioning

- Complete installation of Air Conditioning system and units.

## Kitchen

- Sink—Top quality single-bowl stainless steel sink with adjoining draining board of 1000x500mm.
- Worktop—Granite, 30mm thickness, variety to be defined.
- Fridge—Top quality, fits under kitchen worktop.

## Woodwork

- Entrance to apartment—Varnished door with four panels measuring 82x203x4'5, including combination safety lock.
- Internal door—One sheet, varnished with frame of 12cm. Door measurements: 72'5x203x3'5.
- Wardrobe door—Folding prelacquered doors with 12cm frame. Includes shelving, four drawers and horizontal hanging bar.

## Ironwork

- Sliding aluminium door of two sheets, colour to be defined. Medium series with profile for roll-up persian blind.
- Aluminium window divided into panes, colour to be defined.
- Double glazing with air chamber; two panes of 6mm and air chamber of 6mm.
- Terrace surround formed by double hollow brick of ½ foot in thickness and 1m high.
- Roll up, lacquered persian blind, colour to be defined, with slats of 3cm and interior reinforced with rigid polyurethane foam, for windows PV-3, 4 and 5.

## Description

The spacious apartments have one bedroom with sizes up to 49m<sup>2</sup> (527ft<sup>2</sup>) and most include one underground parking space. Extra storage and parking can also be purchased.

The development has a swimming pool and gardens, a restaurant and a gymnasium. It is very close to amenities and has excellent transport links.

A guaranteed annual income is available through a holiday lease company. The guarantee is for five years and can then be extended in two year periods. The income rises with local inflation according to the legally established IPC rate. The investor can choose to sell the property at any stage of the contract. The income is initially paid after six months and every three months thereafter.

The investor has the option to sell the property prior to completion and realize capital gain.



Railway to airport



Quiet residential neighbourhood



The mountain view



The sea view

