



## Ground Floor Apartment for sale in Manilva, Manilva

205.000 €

Reference: R5002723 Bedrooms: 2 Bathrooms: 2 Build Size: 75m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Manilva

For sale privately owned flat (94m<sup>2</sup>) in the complex RESORT TERRAZAS COSTA DEL SOL (MANILVA) in profitability. It has two bedrooms, two bathrooms, large living room with integrated kitchen, terrace with direct access to a small garden as it is located on the ground floor. Sea views. The property can be bought for private use, as a holiday investment or subrogated in the contract currently with the holiday company (Pierre&Vacances) with a guaranteed profitability of 5%. This Holiday Apartment (AT) is currently being managed by Pierre & Vacances with a current fixed annual income of around 8247€ for this year. The buyer would have to subrogate to the current lease, in force until 31 October 2030. This contract can be renewed on expiry or not, subject to an agreement with the current management company of the complex. It can be renewed with the management company for 5 or 10 years. There are other contracting options with the management company once the contract has expired. The complex operates in high season from June to October, the rest of the year without activity. The owner will be able to enjoy 60 days a year outside of the management company's operating season. Beautiful and extensive communal areas with beautiful views to the sea, the Strait of Gibraltar and even the African Mountains! Very quiet residential complex, surrounded by mountains. 5 min. drive to the beach. Good communications. No community fees, no electricity, water and internet, everything is paid by the operator, Pierre & Vacances. You only pay annual IBI.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Ensuite Banyo  
24 saat alım  
Takılmış gardıroplar  
Wifi  
Tenis kortu  
Barbekü  
Sitede restoran

### Görüşler

Deniz  
Dağ  
Panoramik  
Bahçe  
Havuz  
Orman

### Havuz

Ortak  
Bahçe  
Ortak

### Kategori

Tatil Evleri  
Yatırım  
Sahil  
Sıkıntılı

### Oryantasyon

Güney  
Güney Batı

### Ayar

Sahil kenarında  
Kentleşme  
Ülke  
Ormana yakın

### Mobilya

Tamamen mobilyalı  
Güvenlik  
Kapılı kompleks  
24 saatlik güvenlik

### İklim kontrolü

Klima

### Durum

Son zamanlarda yenilenmiş

### Mutfak

Tam takılmış  
Otopark  
Ortak