



# Lejlighed i stueetagen til salg i Manilva

205.000 €

Reference: R5002723    Soveværelser: 2    Badeværelser: 2    Byg Størrelse: 75m<sup>2</sup>    Terrasse: 20m<sup>2</sup>





## 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.



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Ensuite badeværelse  
24 timers modtagelse  
Monterede garderober  
Trådløst internet  
Grill  
Restaurant på stedet

Tennisbane

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Have  
Pool  
Skov

### Pool

Kommunal

### Have

Kommunal

### Kategori

Holiday Homes  
Investering  
Beachfront  
Nødlidende

### Orientering

Syd  
Sydvest

### Indstilling

Strandside  
Urbanisering  
Land  
Tæt på skov

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed

### Klima kontrol

Aircondition

### Tilstand

For nylig renoveret

### Køkken

Fuldt monteret

### Parkering

Kommunal