



## Ground Floor Apartment for sale in Manilva

**205,000 €**

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





## Costa del Sol, Manilva

For sale privately owned flat (94m2) 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:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace	South West	
Ensuite Bathroom		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Barbeque		
Restaurant On Site		
Tennis Court		
Views	Setting	Condition
Sea	Beachside	Recently Refurbished
Mountain	Urbanisation	
Panoramic	Country	
Garden	Close To Forest	
Pool		
Forest		
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Communal
	24 Hour Security	
Category		
Holiday Homes		
Investment		
Beachfront		
Distressed		