



# Middle Floor Apartment for sale in Manilva

200,000 €

Reference: R5338777 Bedrooms: 2 Bathrooms: 2 Build Size: 88m<sup>2</sup> Terrace: 13m<sup>2</sup>





## Costa del Sol, Manilva

### IMPORTANT TO NOTE BEFORE ANYTHING ELSE:

This is a tourist apartment within a professionally managed resort (Pierre & Vacances).

- Not suitable for permanent living or as a primary residence.
- Designed purely as a holiday investment with guaranteed rental income and limited owner use.

### WHY THIS WORKS AS AN INVESTMENT

- Fully managed by Pierre & Vacances – all rentals, check-ins, and maintenance handled
- Guaranteed gross rental income: €8,800/year
- No community fees – just IBI tax of ~€445/year
- Owner use: 6–8 weeks outside the operator's season (Easter–mid October)
- Underground parking included

### THE APARTMENT

Bright and well-kept 2-bedroom, 2-bathroom on the 2nd floor, with terrace overlooking landscaped areas and a glimpse of the sea. Features a fitted kitchen, lift access, and private underground parking.

### THE RESORT

Holidaymakers enjoy multiple pools, sports facilities, children's play area, restaurants, and on-site mini-market – everything needed for a complete holiday stay.

If you'd like to arrange a viewing (mornings work best during high season), please get in touch.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
24 Hour Reception  
Fitted Wardrobes  
Gym  
Restaurant On Site  
Paddle Tennis  
Tennis Court  
Courtesy Bus  
Day Care

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Urbanisation  
Close To Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale  
Bargain

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Partially Fitted

### Parking

Underground