



## 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:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Tennis Court  
Barbeque  
Restaurant On Site

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Forest

### Pool

Communal  
Garden  
Communal

### Category

Holiday Homes  
Investment  
Beachfront  
Distressed

### Orientation

South  
South West

### Setting

Beachside  
Urbanisation  
Country  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning

### Condition

Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Communal