



## Begane grond appartement te koop in Manilva, Manilva

205.000 €

Referentie: R5002723 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 75m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer  
24-uurs receptie  
Inbouwkasten  
WiFi  
Tennisbaan  
Barbecue  
Restaurant op locatie

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken  
Forest Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Categorie

Vakantiehuis  
Investerings  
Aan zee  
Noodzakelijke verkoop

### Zonorientatie

zuiden  
South West Orientation

### Ligging

Dicht bij strand  
Urbanisatie  
Landelijk  
Dichtbij bos

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

Gemeenschappelijk Parking