Apartment in Manilva

Reference: R5002723



Bedrooms: 2	Bathrooms: 2	M² Build size: 75	Price: 205,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:













Overview:

Luxury Realty is delighted to present an extraordinary opportunity to acquire a distinguished ground-floor apartment within the highly sought-after RESORT TERRAZAS COSTA DEL SOL. Nestled in the picturesque coastal town of Manilva, in the heart of Southern Spain's glorious Costa del Sol, this 94m² residence offers a compelling blend of sophisticated private living and an incredibly attractive, guaranteed return on investment. This property is not merely a home; it is a gateway to the unparalleled Mediterranean lifestyle and a strategic addition to a discerning investor's portfolio, managed by a world-renowned holiday company.

Discover Your Exclusive Coastal Retreat in Manilva, Costa del Sol

Manilva, a hidden gem on the western stretch of the Costa del Sol, offers a more authentic Andalusian experience while remaining within easy reach of glamorous Marbella, bustling Estepona, and the international airports of Malaga and Gibraltar. Its stunning coastline, pristine beaches, and charming white-washed villages provide a tranquil backdrop for luxury living. This region of Southern Spain is celebrated for its glorious climate, offering over 320 days of sunshine annually, making it an ideal destination for both permanent residence and holiday escapes. The RESORT TERRAZAS COSTA DEL SOL capitalizes on this prime location, offering residents breathtaking vistas and immediate access to the region's natural beauty and vibrant culture, all while maintaining a serene and exclusive atmosphere that perfectly aligns with the Luxury Realty ethos.

An Exquisitely Designed Ground Floor Apartment with Panoramic Vistas

This meticulously maintained 94m² apartment is a testament to comfortable and elegant living. It boasts two generously sized bedrooms, providing ample space for relaxation and privacy, complemented by two modern bathrooms, ensuring convenience for residents and guests alike. The heart of the home is its expansive open-plan living room, seamlessly integrated with a contemporary kitchen. This thoughtful design creates an airy and inviting atmosphere, perfect for entertaining or unwinding after a day in the sun. The kitchen, fully equipped with high-quality appliances, caters to every culinary need, making meal preparation a delight.

Perhaps the most enchanting feature of this ground-floor sanctuary is its direct access to a private, sun-drenched terrace that flows effortlessly into a charming small garden. This outdoor haven extends your living space, offering an idyllic setting for al fresco dining, morning coffees, or simply basking in the warm Spanish sun. From this privileged vantage point, residents are treated to magnificent sea views, a constant reminder of the property’s idyllic coastal setting. These panoramic vistas stretch across the azure Mediterranean, encompassing the iconic Strait of Gibraltar and, on a clear day, extending to the majestic silhouette of the African mountains, creating a truly spectacular backdrop that changes with the light of day.

A Smart Investment Opportunity with Guaranteed Returns

What sets this property apart is its remarkable investment potential. Offered in profitability, this apartment presents a unique opportunity for both private enjoyment and a lucrative, hassle-free investment. The current arrangement with Pierre & Vacances, a world leader in holiday accommodation, provides a secure and attractive financial proposition. The property can be purchased for private use, allowing you to enjoy the luxury and comfort it offers at your leisure, or as a savvy holiday investment, capitalizing on the robust tourism market of the Costa del Sol.

For those seeking a truly hands-off investment, the option to subrogate into the existing contract with Pierre & Vacances is particularly appealing. This established agreement guarantees a robust profitability of 5% on your investment, translating to a current fixed annual income of approximately €8247 for this year. This arrangement offers unparalleled peace of mind, as your property is professionally managed and actively generating income without the typical complexities associated with direct rental management. The buyer would seamlessly step into the current lease agreement, which remains in force until October 31, 2030, providing a stable and predictable income stream for years to come.

Beyond 2030, the contract offers significant flexibility. It can be renewed upon expiry for an additional 5 or 10 years, subject to mutual agreement with the complex's management company, ensuring long-term continuity and income. Furthermore, the management company offers other diverse contracting options once the current agreement concludes, allowing for adaptable strategies to maximize your investment's future potential. This flexibility underscores the property's attractiveness as a long-term asset, managed by a reputable international operator, ensuring consistent occupancy and professional upkeep.

Unrivaled Financial Benefits and Ownership Perks

One of the most compelling advantages of this investment is the exceptionally low ownership cost. Under the current management contract with Pierre & Vacances, the operational expenses typically associated with property ownership are virtually eliminated. There are no community fees, and critically, all electricity, water, and internet costs are meticulously covered by the operator. This comprehensive coverage means you effectively have a truly worry-free investment, where the vast majority of running costs are handled by the management company.

The only financial responsibility for the owner is the annual IBI (Impuesto sobre Bienes Inmuebles), the municipal property tax. This drastically simplified financial burden makes this property an incredibly attractive proposition for investors looking for maximum returns with minimal overheads. Furthermore, as an owner, you are granted the exclusive privilege of enjoying your apartment for 60 days a year. This generous allowance is strategically scheduled outside of the management company's high operating season (June to October), ensuring that your personal use does not interfere with the peak rental income periods. This perk allows you to experience the luxurious resort amenities and the beauty of the Costa del Sol firsthand, blending personal enjoyment with shrewd financial planning.

The RESORT TERRAZAS COSTA DEL SOL: A Haven of Tranquility and Beauty

The RESORT TERRAZAS COSTA DEL SOL itself is a testament to thoughtful design and luxury living. The complex boasts beautiful and extensive communal areas, meticulously maintained to enhance the resident experience. These spaces are designed for relaxation and enjoyment, offering a serene environment amidst lush landscaping. From various points within the resort, residents are treated to truly magnificent views, stretching across the shimmering Mediterranean Sea, extending to the iconic Strait of Gibraltar, and on clear days, even revealing the majestic outline of the African Mountains in the distance – a truly unique geographical spectacle.

This is a very quiet residential complex, deliberately designed to offer an escape from the hustle and bustle, surrounded by the natural beauty of the mountains. Despite its tranquil setting, convenience is not compromised. The resort benefits from excellent communications, and the beautiful beaches of Manilva are just a leisurely 5-minute drive away, offering golden sands and crystal-clear waters for sunbathing and water sports. The strategic location combines the serenity of a mountain retreat with the accessibility of coastal living, making it an ideal choice for those seeking both peace and proximity to essential amenities and leisure activities.

Experience the Luxury Realty Difference

This exquisite apartment in the RESORT TERRAZAS COSTA DEL SOL represents an exceptional opportunity for the discerning buyer seeking a blend of luxury living and a highly profitable, worry-free investment on the glorious Costa del Sol. Luxury Realty invites you to discover the unparalleled advantages of this property – from its stunning views and sophisticated interiors to its guaranteed income stream and comprehensive management. Do not miss the chance to own a piece of Southern Spain's finest, where lifestyle and investment converge seamlessly. Contact Luxury Realty today to arrange a private viewing and explore how this unique offering can fulfill your aspirations.

Features:

Pool, Air conditioning, Sea views, Mountain views, Private garden, None, 24H Security, Parking, Beachfront, Holiday Home, Investment