

## Haus zum Verkauf in Manilva, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 146 m<sup>2</sup> Wohnfläche | 20 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 600 IBI | € 1,944 Community fees

SC MARBELLA

### Beschreibung der Immobilie

Contemporary 3-bedroom townhouse with 2 full bathrooms plus a guest toilet, located in Bahía de las Rocas, Manilva, offering an ideal structure for investors: the current owners will remain as tenants for 5 years, ensuring an approximate 5% annual return from day one.

The property, southwest-facing, enjoys natural light throughout the day as well as open views of the sea, the mountains, and Gibraltar. It features a 20 m<sup>2</sup> terrace and a 29.96 m<sup>2</sup> private garden that extend the outdoor living space, in addition to a balcony and well-defined living and dining areas. The kitchen is fully equipped and includes a separate utility/laundry room.

The property is sold fully furnished and is in impeccable condition, with air conditioning, electric shutters, a private parking space, and a storage room included. It forms part of a well-established

residential development with a communal swimming pool, located just five minutes from the beach via a pedestrian pathway.

Strategically located betwe