

# ALL IN real estates



## Commercial in Manilva

Bedrooms	<b>15</b>	Bathrooms	<b>15</b>	Built	<b>1112m2</b>	Terrace	<b>170m2</b>
<b>R4872613</b>		<b>Commercial</b>		<b>Manilva</b>		<b>3.100.000€</b>	

Exceptional Investment Opportunity: Building with Apart-Hotel Tourist Qualification and License in Frontline Beach Location with Direct Access to the Sea in Manilva What Does the Sale Price Include? 13 One-Bedroom Apartments: Each equipped with a private bathroom, fully equipped kitchen, and private terrace with sea views. 2 Studios: Designed to maximize guest comfort, featuring a private bathroom, fully equipped kitchen, and private terrace with sea views. 4 Storage Rooms: Ideal for storing linens and facilitating efficient rental management. 2 Private Parking Spaces: Offering added convenience and practicality. Exclusive Services and Surroundings This building is located in a closed and exclusive complex where residents can enjoy: Beautiful tropical gardens, providing a natural, relaxing, and unique environment. Two outdoor swimming pools, perfect for enjoying the sunny and warm climate of the Costa del Sol. Proximity to Puerto de La Duquesa, just a 15-minute walk along the picturesque Senda Litoral, adding significant value to the property. Strategic Location and Great Growth Potential This building is located in one of the most promising areas of the Costa del Sol, in the heart of Manilva. Surrounded by services, shops, restaurants, and leisure options. Excellent connections to nearby airports, ensuring convenience for guests and easy accessibility. Situated in an area undergoing urban development, Manilva is emerging as a high-demand tourist destination and a key region for profitable investments. Guaranteed Profitability and Additional Benefits With an estimated

annual return of 10%, this property represents a secure and lucrative investment. Furthermore, with its hotel classification, it avoids the current restrictions faced by properties in residential-use communities, providing a unique advantage in the market. Don't Miss This Unique Opportunity Investing in Manilva means becoming part of a rapidly developing area with a promising future. This tourist complex not only guarantees solid profitability but also offers your guests an unforgettable experience by the sea, with exclusive services and a prime location. Contact us today for more information and to arrange a viewing!

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Courtesy Bus	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Marble Flooring	Near Transport
Private Terrace	Restaurant On Site	Satellite TV
Storage Room		