



## Granadilla de Abona - Apartment



**2**  
Bedrooms

**1**  
Bathrooms

**78**  
Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**299 000 €**  
(EUR €)

## Duplex for Sale in El Médano with High Vacation Profitability and Close to the Beach

Investment Opportunity: Duplex in El Médano

Spacious and bright duplex of 78 m<sup>2</sup> for sale in El Médano, ideal for holiday investment. The property has 2 bedrooms, 1 bathroom with bathtub, open plan kitchen with fully equipped bar and a terrace. It has been recently refurbished and furnished with modern furniture. It is located in a privileged area, surrounded by leisure and tourist activities, just a 5-minute walk from the beach. In addition, it has a communal swimming pool and a private outdoor parking space in the closed area of the complex.

The property is sold fully furnished, as shown in the photos, and includes spare linens and utensils, allowing you to continue the holiday business immediately if desired.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



**Profitability and Location:** This duplex generates a high yield as a holiday rental, with constant occupancy throughout the year. The investment can be recovered within 15 years. The area is in high demand by surfers, kitesurfers, sportsmen and tourists in general, which guarantees a constant clientele. Invoicing is available for those interested in verifying income.

#### Financial Data:

Community: 80€/month

IBI: 138€/year

Turnover Vv: Average of €2000 net per month

Estimated return: 8% per annum for investors

Don't miss this unique opportunity! Contact us for more information or to arrange a viewing.

## Property Features

- Washing machine
- Proximity: Airport, Beach, Shopping, Restaurants
- Garage
- Drive way
- Parking space
- Mains water
- Balcony (m2): 14
- Pool
- Terrace
- Floors: 2
- Views: Sea views
- Energetic certification: In process
- Rental licence



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