



Seaside Residence for sale, Villasimius, Sardinia



Agenten-Info

Name:	michele sirchia
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Name der Firma:	Sardahousing
Land:	Italien
Erfahrung seit:	2001
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Umzug, Short-Sale-Immobilien, Beratung, Andere
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Andere
Telefon:	+39 (329) 074-1198
Sprachen:	English, Italian
Webseite:	http://www.sardahousing.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 3,704,970.13

Standort

Land:	Italien
Staat/Region/Provinz:	Sardinien
Stadt:	Villasimius
Adresse:	via stromboli, 4
Postleitzahl:	09049
Veröffentlicht:	04.10.2025

Beschreibung:

In Villasimius, southern Sardinia, we offer a real estate investment with a guaranteed annual return of 6%, in a residence with ensured and already operational rental management.

Residence Palm Village - Villasimius

Real estate investment with a 6% guaranteed annual return

-- Residence with swimming pool for sale in Villasimius, on the eastern coast in Sardinia --

An excellent real estate investment opportunity with a gross yield of 6%, perfect for diversifying your real estate portfolio and offering protection in the event of problems with other investment types.



-- Ensured and already operational rental management, and property appreciation --

The current owner company manages the property and provides a multi-year management contract with a guaranteed return of 6% on the invested capital. Furthermore, the property's strategic location in a rapidly growing tourist destination guarantees the property's appreciation.

A safe investment for those looking to invest capital at low risk without having to manage the property.

With excellent potential for extending the season with extra-seasonal initiatives.

-- Building in excellent state --

The building is in excellent condition, and no structural investments are planned in the medium term.

-- The Residence --

The accommodation facility is in a 3,000-sqm quiet oasis just minutes to the sea and Villasimius centre.

The Residence consists of 32 apartments, mostly two-room apartments sleeping 2-4 people, on three levels for a total habitable 1,125-sqm surface.

Main features:

- floor area: 1,125 square meters
- Outdoor spaces: swimming pool, garden, parking, common area with barbecue;
- Accommodations: 32 apartments, mostly two-room apartments sleeping 2-4 people; tasteful furnishing with every comfort;
- Private swimming pool: heated by solar thermal energy and covered with a telescopic structure, ideal for guests' relaxation;
- Common areas: breakfast room, bar, guest lounge area;
- Systems: solar therm

Neu:

Nein

Zustand:

Ausgezeichnet

Allgemein

Fertige m²: 1125 m²

Grundstücksgröße: 3000 m²

Energieeffizienz

Energieverbrauch: G

Gebäudedetails

Außen-Ausstattung: Pool, Barbecue area, Garden

Anzahl Etagen: 3

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.593.037



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

