



Seaside Residence for sale, Villasimius, Sardinia



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 3,708,778.55

Ubicación

País:	Italia
Estado/Región/Provincia:	Cerdeña
Ciudad:	Villasimius
Dirección:	via stromboli, 4
Código postal:	09049
Publicado:	04/10/2025

Descripción:

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

Nuevo:

No

Condición:

Excellent

Común

Pies cuadrados terminados: 1125 m2

Tamaño del lote: 3000 m2

Energy efficiency

Energy Consumption:

G

Building details

Outdoor Amenities:

Pool, Barbecue area, Garden

Número de plantas:

3

Rental details

Furnished:

Sí

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.593.037



IMLIX

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