



## Seaside Residence for sale, Villasimius, Sardinia



### Information de l'agent

|                   |   |
|-------------------|---|
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| Nom de compagnie: | Sardahousing  |
| Pays:             | Italie  |
| Experience since: | 2001  |
| Type de service:  | Selling a Property  |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Other   |
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| Languages:        | English, Italian  |
| Site web:         | <a href="http://www.sardahousing.com">http://www.sardahousing.com</a>   |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 3,704,970.13 |

### Location

|                       |                  |
|-----------------------|------------------|
| Pays:                 | Italie           |
| État/Région/Province: | Sardaigne        |
| Ville:                | Villasimius      |
| Adresse:              | via stromboli, 4 |
| Indicatif régional:   | 09049            |
| Soumis:               | 04/10/2025       |

### Description:

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.



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-- 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

Nouveau:

Non

Condition:

Excellent

## Commun

Pied carré fini: 1125 m<sup>2</sup>

Dimesions du lot: 3000 m<sup>2</sup>

## Energy efficiency

Energy Consumption: G

## Building details

Outdoor Amenities: Pool, Barbecue area, Garden

Nombre de pieds carrés: 3

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.593.037



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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