



## 3 Cuarto Adosado en venta en Campo de Golf, Murcia

329.000€



\*Prime Turnkey Investment Opportunity with 8% gross Guaranteed Returns\*New Build Townhouses – Altaona Golf Resort, Murcia, SpainA secure and professionally managed turnkey property investment in southern Spain, offering guaranteed income, strong rental demand and long-term capital growth potential.These fully furnished 3-bedroom new build townhouses, located within the established Altaona Golf Resort in Murcia, are designed to appeal to the international holiday and short-stay rental market, while providing investors with a hands-off, predictable return.

Key Investment Benefits•Purchase price from €329,000 + VAT•Fully furnished and ready to rent•2-year full management agreement with onsite professional team•\*Guaranteed 8% annual return\* on the purchase price for the duration of the management contract•Projected gross rental income exceeding €45,000 per annumBased on approx. 60% average occupancyEstimated nightly rate of €190•Management fee: 15% of gross rental income•Owner use permitted (treated as deemed bookings and deducted from guaranteed return)•Annual ownership costs payable by the buyer (detailed estimates available upon request)This opportunity is particularly attractive to investors seeking income security, transparency and minimal operational involvement.

Property OverviewThe development comprises modern two-storey townhouses, designed for contemporary Mediterranean living with strong rental appeal. Each property includes:

- 3 double bedrooms
- 2 modern bathrooms
- Open-plan kitchen, living and dining area
- Bright interiors with excellent natural light
- Private terraces
- Front and rear gardensThe layout and outdoor spaces are ideal for both holiday rentals and longer seasonal stays.

Location & Lifestyle AppealAltaona Golf Resort offers a safe, low-density and well-maintained environment, centred around an 18-hole golf course, making it highly attractive to international tenants and holidaymakers. •15 minutes from Murcia city centre•20 minutes from the Mediterranean coast•15 minutes from Murcia International Airport (Corvera)The resort's accessibility, climate and leisure offering ensure consistent year-round rental demand, particularly from Northern European markets

^ Balanced Investment: Income, Security & Lifestyle. This is a low risk investment opportunity.

- 3 dormitorios
- 140m<sup>2</sup> Tamaño de la parcela
- street parking
- Air conditioning
- Near hospital
- Near airport
- Near town

- 2 baños
- Piscina
- Disabled access
- countryside views
- Near Schools
- Near city

- 110m<sup>2</sup> Tamaño de construcción
- Off Road Parking
- Tennis Court
- mountain views
- Near Golf
- Modern