



## 5 chambre Maison de Ville à vendre dans La Noria, Tarragona

320.000€



Discover a unique opportunity for investors in La Ñora! This house, with a guaranteed gross return of 6%, features two renovated and completely independent apartments, perfect for generating income from day one. Located next to the UCAM (University of the Autonomous University of Madrid), this property is in a highly sought-after area, ensuring its appreciation in value in the future. The house is spread over two floors. On the ground floor, you'll find two cozy bedrooms and an interior patio ideal for enjoying the outdoors. On the first floor, there are three spacious bedrooms and a private terrace with unobstructed views. All rooms are equipped with individual air conditioning, ensuring comfort year-round. The comprehensive renovation has left the house in impeccable condition, ready to be rented without the need for any additional investment. Currently, both apartments are rented as permanent residences, generating a total monthly income of ~1,600, with stable and responsible tenants. With 140 m<sup>2</sup> of built area, 5 bedrooms, 2 bathrooms, and built-in wardrobes, this property is an excellent option for both living and investment. Don't miss this opportunity!

- 🛏 5 chambres
- ✓ Distance from Golf, 25 min driving
- ✓ Distance from Services, walking distance to Town Center

- 🚿 2 salles de bains
- ✓ Distance from the Beach, 40 min driving
- ✓ NO Pool
- ✓ Distance from the Airport, 25 min to Murcia Airport and 55 minutes to Alicante International Airport

- 🏠 140m<sup>2</sup> Taille de construction
- ✓ Garage
- ✓ NO Garden
- ✓ Terrace
- ✓ Basement
- ✓ Air Conditioner Installed



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