



### 3 chambre Maison de Ville à vendre dans Campo de Golf, Murcia

329.000€



**\*Prime Turnkey Investment Opportunity with 8% gross Guaranteed Returns\*** New Build Townhouses – Altaona Golf Resort, Murcia, Spain A 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 annum
- Based on approx. 60% average occupancy
- Estimated 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 Overview** The 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 gardens

The layout and outdoor spaces are ideal for both holiday rentals and longer seasonal stays.

**Location & Lifestyle Appeal** Altaona 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.

**A Balanced Investment: Income, Security & Lifestyle** This is a low risk

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|--|---|--|
| 3 chambres   | 2 salles de bains                                     | 110m <sup>2</sup> Taille de construction             |
| 140m <sup>2</sup> Taille de la parcelle              | <input checked="" type="checkbox"/> Piscine           | <input checked="" type="checkbox"/> Off Road Parking |
| <input checked="" type="checkbox"/> street parking   | <input checked="" type="checkbox"/> Disabled access   | <input checked="" type="checkbox"/> Tennis Court     |
| <input checked="" type="checkbox"/> Air conditioning | <input checked="" type="checkbox"/> countryside views | <input checked="" type="checkbox"/> mountain views   |
| <input checked="" type="checkbox"/> Near hospital    | <input checked="" type="checkbox"/> Near Schools      | <input checked="" type="checkbox"/> Near Golf        |
| <input checked="" type="checkbox"/> Near airport     | <input checked="" type="checkbox"/> Near city         | <input checked="" type="checkbox"/> Modern           |
| <input checked="" type="checkbox"/> Near town        |   |  |

