

# BÔVELL



# FOR SALE

## USD\$2,995,000

Current

## Laguna del Mar Beachfront Residence with Excellent Rental Income (5%+ Net)



This 3-Bed and 3-Bath Ground Floor Unit provides the Owner with a Vacation Home on Seven Mile Beach combined with a 5%+ Net Annual Income. Besides investment returns, Laguna Del Mar #6 is a stunning ground-floor unit, which means direct access to the beach, particularly for the elderly and keeping a watchful eye on children.

Location: Seven Mile Corridor

MLS: 417051

Built: 1989



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# BÔVELL



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# Laguna del Mar Beachfront Residence with Excellent Rental Income (5%+ Net)

- BBQ
- City Water
- Disposal
- Fence
- Integrated Coffee Machine
- Living Room
- Oven: Electric
- Pool
- Security
- Tennis
- Water Frontage
- Breakfast
- Dining Area
- Elevator
- Furnished: Yes
- Kitchen
- Microwave
- Patio
- Porch: Screened
- Sewer
- Utility Room
- Cable TV
- Dishwasher
- Family Room
- Garage: 1
- Kitchen area
- Multi-Zone AC
- Pickle ball court
- Refrigerator
- Stove: Electric
- Washer/Dryer: Yes

## ADDITIONAL INFORMATION

|                     |          |                  |     |              |  |
|---------------------|----------|------------------|-----|--------------|--|
| Aprx Water Frontage | 366      | Furnished        | Yes | Title        | Laguna del Mar Beachfront Residence with Excellent Rental Income (5%+ Net) |
| Class               | Existing | Total # of Units | 35  | Construction | Block  |
| Water Frontage      | Yes      | Floor Level      | 1   | Foundation   | Slab   |
| Strata #            | 103      |                  |     |              |  |

## RUNNING COSTS

|                                   |             |                                |             |                             |     |
|-----------------------------------|-------------|--------------------------------|-------------|-----------------------------|-----|
| Monthly Insurance                 | US\$1041.37 | Monthly Maintenance Costs      | US\$1789.84 | Sewage in Maintenance Costs | Yes |
| AC in Maintenance Costs           | Yes         | Gardening in Maintenance Costs | Yes         | TV in Maintenance Costs     | Yes |
| Insurance Included in Maintenance | Yes         | Pest in Maintenance Costs      | Yes         |                             |     |

