

# BÔVELL



## FOR SALE

USD\$3,499,000

Current

## LAGUNA DEL MAR BEACHFRONT RESIDENCE WITH EXCELLENT RENTAL INCOME



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



Contact James

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## LAGUNA DEL MAR BEACHFRONT RESIDENCE WITH EXCELLENT RENTAL INCOME

- 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
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		