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apartment for sale Puerto Del Rosario, Puerto Del Rosario



Unique Investment Opportunity in Fuerteventura with Carpe Mundi!~~Located in Puerto del Rosario, this 256 m2 property is just a few steps away from the sea, beach, harbor, and city center. The house consists of four apartments, divided into two units with 2 bedrooms each and two units with 1 bedroom each, with a total of 5 bathrooms.~~Each apartment has a license for holiday rentals and is currently being successfully rented out (about 80% occupancy). This investment offers an unparalleled opportunity with guaranteed returns, thanks to the high demand in this desirable location. The entire house has been lovingly renovated with great attention to detail and is fully furnished and equipped.~~The advantage of investing here is that you can start generating income immediately after purchase, allowing you to cover the mortgage with rental profits. The apartments are fully furnished and equipped.~~The house also features an elevator for easy access to the upper floors.~~4 Apartments with a Total Area of 256 sqm:~~2 Small Apartments: 1 Bedroom each~2 Larger Apartments: 2 Bedrooms each (one with 1 bathroom, one with 2 bathrooms)~Total: 6 Bedrooms, 5 Bathrooms~For Holiday Rentals on Fuerteventura:~~Average occupancy rate between 75%–90%~Purchase Price: €790,000 fully furnished + approx. 10% purchase costs~Minimum Rental Prices:~Small Apartment: €55 per night, 24 nights per month = €1,320 each~Large Apartment: €90 per night, 24 nights per month = €2,160 each~Total Monthly Income: €6,960~Full Occupancy (All 4 Apartments): €300 per night~At 80% occupancy = 292 nights per year~€300 x 292 nights = €87,600 annually~Monthly Income: €7,300~Estimated Cleaning Costs:~~Cleaning Fee: €40 per rental~Assuming 4 rentals per apartment per month: 16 x €40 = €640 per month~Mortgage Details:~~Total Cost: €790,000 + approx. 10% purchase costs~Down Payment: €160,000~Interest Rate: 4%~Monthly Mortgage Payment: €3,262~Breakeven Point:~~More than 50% occupancy covers costs (€4,500).~At 80% occupancy, the monthly surplus is €3,398 after cleaning costs and basic expenses.~Alternative Long-Term Rental Calculation:~~2 Small Apartments: approx. €1,300 each~2 Larger Apartments: approx. €2,400 each~Total Monthly Income: €3,700~Conclusion:~Holiday rentals provide a significantly higher income potential compared to long-term rentals, based on current market conditions.~~Don't miss this unique investment opportunity in Fuerteventura!~Contact Carpe Mundi and secure your future in the real estate market.

property details

Spanishestate id: **6260789**
reference:: **CHA0137**

contact

real estate agent: **Carpe Mundi Inmobiliaria**
name: **not available**

close to/ located: **Puerto Del Rosario**
region: **Puerto Del Rosario**
property type: **apartment**
rooms: **6**
property surface: **300 m2**
surface plot: **130 m2**
price: **€ 790.000**

spreekt:
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