

BÔVELL



FOR SALE

USD\$3,499,000

Current

## Laguna Del Mar #6 | Seven Mile Beach – Beachfront Condo with Excellent rental income



Discover the perfect blend of luxury and income with this ground-floor residence on world-famous Seven Mile Beach. This exceptional 3-bedroom, 3-bathroom property, offers direct beach access and strong investment returns, making this the perfect rental home.

Location: Seven Mile Corridor

MLS: 417051

Built: 1989



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## Laguna Del Mar #6 | Seven Mile Beach – Beachfront Condo 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 #6   Seven Mile Beach – Beachfront Condo 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		