



## AZALEA TOWNHOUSES – **TURNKEY INVESTMENT · FULLY MANAGED · GUARANTEED 8% RETURN**

- 3-bedroom fully furnished turnkey residential investment properties
- Price from €329,000 + IVA (10%)
- Optional 2-year full management service with onsite team
- Guaranteed 8% return on purchase price during management period\*
- Estimated gross rental income: €45,000+ per annum (60% occupancy)
- Nightly rental rate: €190
- Management fee: 15% of gross rental income
- Owner usage treated as deemed booking

\*IVA excluded from guarantee. Ownership costs borne by buyer.

## Estimated Annual Expenses

Occupancy %	60%	70%	80%
<b>Gross Rental Income</b>	<b>41,610</b>	<b>48,545</b>	<b>55,480</b>
<b>Property Manager Fees</b>	<b>9,677</b>	<b>11,264</b>	<b>12,852</b>
Management Fee	6,242	7,282	8,322
Property Cleaning	3,285	3,833	4,380
Annual Deep Clean	150	150	150
<b>Utilities*</b>	<b>1,304</b>	<b>1,448</b>	<b>1,592</b>
Electric	798	906	1,014
Water	266	302	338
Internet	240	240	240
<b>Community Fees**</b>	<b>2,177</b>	<b>2,177</b>	<b>2,177</b>
Housing - Resort Community Fees	700	700	700
Sub-Community - Annual Service Charge	1,477	1,477	1,477
Pool Maintenance	353	353	353
Gardening Maintenance	353	353	353
General Maintenance and Cleaning	264	264	264
Electric to Common Areas	146	146	146
Water to Common Areas	109	109	109
Sub-Committee Admin Fee	88	88	88
Miscellaneous	30	30	30
Reserve Fund	134	134	134
<b>Taxes &amp; Insurance</b>	<b>1,178</b>	<b>1,178</b>	<b>1,178</b>
Property Tax - IBI***	800	800	800
Sub-Community Insurance	78	78	78
Property Insurance (Own Building, Contents and Landlord)	300	300	300
<b>Total Annual Expenses</b>	<b>14,335</b>	<b>16,067</b>	<b>17,799</b>
<b>Yield</b>	<b>8.3%</b>	<b>9.9%</b>	<b>11.5%</b>

\*ESTIMATES BASED ON UTILITY COSTS AS AT DECEMBER 2025.

\*\* COSTS DICTATED BY HOUSING.

\*\*\*ANNUAL PROPERTY TAX BASED ON THE CATASTRAL VALUE OF THE PROPERTY. CATASTRAL VALUES YET TO BE ADVISED BY THE MUNICIPALITY. THIS FIGURE IS THEREFORE AN ESTIMATE BASED ON COMPARABLE PROPERTY IN THE LOCALITY.