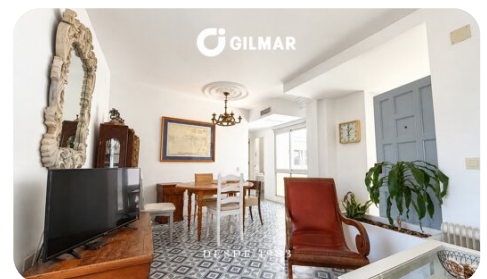


# Apartment for sale in Conil de la Frontera - Cádiz

Conil de la Frontera, Cádiz

Reference: 210184



530,000 €

3,655 €/m²



145 m²



4 (4+0)



2 (2+0)



No

## Description

GILMAR presents a unique investment opportunity in Conil de la Frontera: a single property currently arranged as two separate apartments, held under one registered title and complemented by an exceptional large rooftop terrace with sea views.

An especially attractive proposition for buyers seeking a versatile real estate asset combining investment potential, holiday use and long-term value in one of the most sought-after destinations on the Costa de la Luz.

The property is currently functionally divided into two separate apartments, each comprising two bedrooms, one bathroom, a living area and a kitchen, allowing both units to be used and

managed separately.

Altogether, the property provides four bedrooms and two bathrooms, offering considerably greater flexibility than a conventional home and enabling the accommodation to appeal to different guest profiles, including couples, families, groups or simultaneous bookings across both units.

One of the property's most outstanding features is its impressive, generously sized rooftop terrace, an exceptional outdoor space offering open views towards the sea and the surrounding area of Conil. A particularly valuable feature for the holiday rental market, with ample scope for creating relaxation areas, outdoor dining spaces or chill-out

## Description

environments while enjoying the privileged climate of the Costa de la Luz.

Its current layout provides investors with several potential strategies: operating both apartments simultaneously, retaining one unit for private use while generating income from the other, or managing the entire property as a larger-capacity accommodation asset.

Legally, the property comprises one registered real estate unit, currently arranged at a functional level as two apartments, allowing the purchaser to acquire an asset with two operating units through a

single transaction.

An especially compelling opportunity for investors seeking to diversify rental income within a single property in an established coastal destination with strong tourism demand.

A distinctive property in terms of concept, capacity and versatility, enhanced by a substantial rooftop terrace with sea views.

For further information regarding the property, its current configuration and investment potential, please contact our team.

## Photographs

