

Price on request

Contact agency
L'Opportunité Immobilière

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@opportunité-
immobilière.com

For sale ideal investor

2 rooms

Surface : 35 m²

View : Citadine

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

Features :

lift, double glazing, gated, AIR
CONDITIONING

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



Ideal investor 78 Antibes

On Port Vauban, just a few steps from the authentic charm of Old Antibes, with its quaint shops and lively restaurants. Discover this beautiful 2-room apartment of 35.45 m² plus a 13 m² terrace. It features a living room with a fully equipped kitchen, bedroom with double bed, bathroom, separate toilet, living area. Private parking space, accessible by elevator, in the covered parking lot. Prestigious residence with a pool, jacuzzi, and a stunning garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €9,778 excluding tax (equivalent to 4.82% on the sale price). + current charges and housing tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Possibility for the owner to occupy the property for several weeks per year (please inquire). Hassle-free management. Ideal for investors looking to build a quality real estate portfolio in an exceptional location in Antibes.

Fees and charges :

Annual current expenses 4 559 €

Well condominium

215 lots in the condominium

