

## Price on request

**Contact agency**

**Webcam Immobilier**

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**For sale ideal investor**

**3 rooms**

**Surface : 50 m²**

**View :** Jardin

**Standing :** residential

**Building condition :** GOOD

**Features :**

lift, double glazing, gated, CALM, AIR  
CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** B

Document non contractuel



## Ideal investor 1789 Antibes

On the prestigious Port Vauban, just a few steps from the authentic charm of Old Antibes, its quaint shops, and lively restaurants. Discover this beautiful 2/3-room apartment of 50 m², accommodating up to 7 guests, with a terrace of approximately 10 m² overlooking the harbor. The apartment features a living room with a fully equipped kitchen, a double bedroom, a closed cabin with bunk beds, a bathroom, a shower room, a toilet, living space, and storage. Parking space in the covered garage, accessible by elevator. Prestigious residence with a pool, jacuzzi, and a stunning garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €13,535 excluding tax, representing a 4.30% return on the sale price. + current charges and housing tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Owner can occupy the property for several weeks a year (please inquire). Hassle-free management. Ideal for investors looking to build a quality real estate portfolio benefiting from an exceptional location in Antibes.

**Fees and charges :**

Annual current expenses 7 915 €

Well condominium

215 lots in the condominium

