

Price on request

Contact agency

Webcam Immobilier

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For sale ideal investor

3 rooms

Surface : 43 m²

View : Port

Standing : residential

Features :

lift, double glazing, gated, AIR
CONDITIONING, POOL

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



Ideal investor 1789 Antibes

Facing the prestigious Port Vauban, just steps away from the authentic charm of Old Antibes, with its quaint shops and lively restaurants, discover this stunning 2/3-room apartment. Lovely 2/3-room apartment of 43.89 m², accommodating up to 7 guests + terrace of approximately 8 m², overlooking the port. The apartment includes a living room with fitted kitchen, double bedroom, closed cabin with bunk beds, bathroom, shower room, toilet, living area. Secured garage, accessible by elevator in the underground parking. Prestigious residence with swimming pool, jacuzzi, and a beautiful garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €15,252 excl. tax, representing a 5% yield on the sale price + current charges and housing tax paid. Rent can be fully tax-deductible thanks to the furnished rental tax benefits. Owner has the possibility to occupy the property for several weeks per year (please inquire). Stress-free management. Ideal for investors looking to build a high-quality real estate portfolio in an exceptional location in Antibes.

Fees and charges :

Annual current expenses 4 887 €

Well condominium

215 lots in the condominium

