

## Price on request

Contact agency

Webcam Immobilier

14, Avenue des Broussailles

06400 Cannes

+33 (0)4 93 39 11 68 /

info@webcamimmobilier.com

For sale ideal investor

3 rooms

Surface : 43 m<sup>2</sup>

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 a few steps from the authentic charm of Old Antibes, with its quaint shops and lively restaurants, discover this beautiful 2/3-room apartment. Lovely 2/3-room apartment of 43.89 m<sup>2</sup>, accommodating up to 7 guests + terrace of approximately 8 m<sup>2</sup>, overlooking the harbor. The apartment features a living room with equipped kitchen, double bedroom, enclosed cabin with bunk beds, bathroom, shower room, toilet, living room. Closed garage, accessible by elevator in the covered 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 excluding tax, representing a 5% return on the sale price + ongoing charges and residence tax paid. Rent can be fully tax-deductible thanks to the furnished rental tax advantage. The owner has the option 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 benefiting from an exceptional location in Antibes.

Fees and charges :

Annual current expenses 4 887 €

Well condominium

215 lots in the condominium

