

## Price on request

Contact agency

Webcam Immobilier

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For sale ideal investor

3 rooms

Surface : 50 m<sup>2</sup>

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 m<sup>2</sup>, accommodating up to 7 guests + a terrace of approximately 10 m<sup>2</sup>, overlooking the harbor. The apartment includes a living room with a fully equipped kitchen, double bedroom, enclosed cabin with bunk beds, bathroom, shower room, toilet, living area, and storage. Parking space in the covered garage, accessible by elevator. Luxury residence with swimming pool, jacuzzi, and a magnificent garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €13,535 excluding tax, representing a 4.30% yield based on the sale price. + current charges and housing tax paid. Rent may be fully tax-deductible thanks to the furnished rental tax advantage. Owner can occupy the property for several weeks each 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 7 915 €

Well condominium

215 lots in the condominium

