

Price on request

Contact agency
L'Opportunité Immobilière

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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 78 Antibes

On the prestigious Port Vauban, just a few steps from the authentic charm of Old Antibes, with its quaint shops and lively restaurants. Discover this lovely 2/3-room apartment of 50 m², accommodating up to 7 guests, plus 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, a living area, and storage. Parking space in the covered garage, accessible by elevator. Prestigious residence with a swimming pool, jacuzzi, and a beautiful 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 residence tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Owner has the option to occupy the property for several weeks per year (please contact us). Hassle-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 7 915 €

Well condominium

215 lots in the condominium

