

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 steps away 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 people, plus a terrace of approximately 10 m² overlooking the harbor. The apartment includes a living room with a fully equipped kitchen, a bedroom with a double bed, 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 beautiful garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €13,535 excluding tax, representing a 4.25% return on the sale price. + current charges and residence tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Possibility for the owner to occupy the property for several weeks per year (please contact us). 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

