

**Price on request**

**Contact agency**

**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / [info@lopportunité-immobilière.com](mailto:info@lopportunité-immobilière.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 212 Antibes**

Facing the prestigious Port Vauban, just steps from the authentic charm of Old Antibes, with its quaint shops and lively restaurants, discover this stunning 2/3-room apartment. Beautiful 2/3-room apartment of 43.89 m<sup>2</sup>, able to accommodate up to 7 guests + terrace of approximately 8 m<sup>2</sup> overlooking the port. The apartment includes a living room with a fully equipped kitchen, a double bedroom, a closed cabin with bunk beds, a bathroom, a shower room, a toilet, and a living area. Enclosed garage, accessible by elevator in the covered parking. Prestigious residence with a 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% yield on the sale price + current charges and housing tax paid. The rent can be fully tax-exempt thanks to the tax advantages of furnished rentals. Possibility for the owner to use the property for several weeks per year (please inquire). Hassle-free management. Ideal for investors looking to build a high-quality real estate portfolio with an exceptional location in Antibes.

**Fees and charges :**

Annual current expenses 4 887 €

Well condominium

215 lots in the condominium

