



Price on request

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

15/09/2025 - Prix T.T.C



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 m², accommodating up to 7 guests, with 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, living space, and storage. Parking space in the covered garage, accessible by elevator. Prestigious residence with a pool, jacuzzi, and a stunning garden. Apartment sold rented under a commercial lease guaranteeing an annual rent of €13,535 excluding tax, representing a 4.30% return on the sale price. + current charges and housing tax paid. Rent can be fully tax-exempt thanks to the furnished rental tax advantage. Owner can occupy the property for several weeks a 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 7 915 €

