



## 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

15/08/2025 - Prix T.T.C



## 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 €**

