



113 960 €

**For sale apartment**

**1 room**

**Surface : 25 m²**

**Exposition : Sud**

**View : Mer**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, air conditioning, residential, visitor parking

1 terrace

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



## Apartment 78 Juan-les-Pins

Investor Special! Guaranteed Rents Until 2033! Juans-Les-Pins, Rostagne area, studio sleeps 4, high floor, air-conditioned, furnished and equipped. terrace offering a magnificent view of the sea. Sold rented with guaranteed annual rent of €5,139 until 2033 + Current charges paid + routine maintenance carried out Eligible for furnished accommodation tax, allowing for tax-free income over the long term. Possibility for the owner to keep a certain number of weeks per year for his personal use (contact us). Ideal for investors wishing to build up managed and secure assets, without management constraints.

**Fees and charges :**

Annual current expenses 2 589 €

Well condominium

63 lots in the condominium 113 960 € fees included

Document non contractuel

30/04/2025 - Prix T.T.C

