

310 000 €

**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



### 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...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A

Estimated annual energy between 690 and 890 € (reference year 2021)

Document non contractuel - 15/01/2026

#### Legal information

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Fees paid by the owner, well condominium(215 lots in the condominium), annual current expenses 4 887 € (407 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

