

315 980 €

For sale ideal investor

3 rooms

Surface : 50 m<sup>2</sup>

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



## 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 m<sup>2</sup>, accommodating up to 7 guests, plus a terrace of approximately 10 m<sup>2</sup> 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...).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
 Estimated annual energy between 910 and 1260 € (reference year 2023)  
 Document non contractuel - 14/01/2026

