

**315 980 €**

**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



## 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...

### Legal information

315 980 € fees included  
fees included well condominium (215 lots in the condominium), annual current expenses 7 915 € (660 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

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

