

110 000 €

**Contact agency**

**L'Opportunité Immobilière**

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**For sale apartment**

**1 room**

**Surface : 7 m²**

**Surface of the living : 16 m²**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : GOOD**

**Building condition : GOOD**

**Features :**

lift, gated, CALM, residential, POOL, AIR  
CONDITIONING

1 bathroom

1 WC

1 parking

**Energy class (dpe) : G**

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



## Apartment 2 Juan-les-Pins

Located in the popular residential area of La Rostagne in Juan-les-Pins, close to the town centre, beaches and Old Antibes, this high-floor studio offers an ideal living environment. It consists of a bedroom-cabin with bunk beds, a living room with kitchenette and lounge area, as well as a pleasant deep terrace offering a superb sea view. Air conditioning completes the comfort of this apartment located in a tourist residence, guaranteeing peaceful rental management. Sold rented with a new 9-year commercial lease, this investment provides the owner with a net annual income of €4,777 excluding VAT, with maintenance, housing tax and charges being fully covered by the operator. A secure and profitable investment in an exceptional environment! Contact us now for more information. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Annual current expenses 2 292 €

Well condominium

97 lots in the condominium 110 000 € fees included

Document non contractuel

