



155 000 €

**Buying apartment**

**2 rooms**

**Surface : 26 m<sup>2</sup>**

**Year of construction : 1988**

**Exposition : Ouest**

**Hot water : Collective**

**Inner condition : Good**

**Standing : Prestige**

**Building condition : Ravalement fait**

**Features :**

Lift, Secured residence, Calm,  
Climatisation, Electric shutters, Pool

1 terrace

1 bathroom

**Energy class (dpe) :** Unavailable

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

Unavailable

Document non contractuel

21/06/2024 - Prix T.T.C



## Apartment 374 Juan-les-Pins

Beautiful apartment in a tourist residence in the Rostagne district of Antibes, comprising a hall, kitchenette with living room, separate cabin area (bunk bed), bathroom with wc, cupboards and balcony. Under management contract (LMNP) until 2024, with a net annual return of 5800 euros. Property tax around 500 euros Without condominium fees The apartment is south-west facing, very bright, quiet and not overlooked. Ideal location, 5 minutes walk from the center of Juan les Pins, Antibes and the beaches. Ideal investor, from 2024 (when the management contract comes to an end) you can considerably increase the rental yield.

**Fees and charges :**

Annual current expenses 1 600 €

Well condominium

52 lots in the condominium 155 000 € agency fees 6,00% à the responsibility of the buyer included

