



# PIERRE&AZUR

## Reventes et transactions

228 000 €

### Buying apartment

2 rooms

Surface : 31 m²

Year of construction : 2000

Exposition : Nord ouest

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : Restoration done

### Amenities :

lift, double glazing, gated, calm, pool

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

### Legal information

228 000 € fees included

6,05% VAT of fees paid by the buyer (215 000 € without fees), well condominium (211 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 101 Antibes

Furnished 2-room flat of 32 m² with a private parking space. Are you looking to make a profitable real estate investment (yield up to 6% net of charges) without any management or maintenance hassles in a prime location? With the benefits of a secondary residence managed by an operator that allows you to use the property at preferential rates and gives you access to more than a hundred destinations through an exchange program? This apartment is managed by Pierre & Vacances, the European leader in tourist residences, which enables the owner to receive guaranteed net rents exempt from charges and benefiting from the favorable tax regime of non-professional furnished rental (LMNP). Recently renovated, the apartment boasts an exceptional location in the heart of Antibes, just 150 m from the beaches, within a residence featuring 2 swimming pools set in a beautiful garden. Its layout comfortably accommodates 4 people with a good-sized...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 500 and 740 € (reference year 2023)  
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Pierre & Azur - 18 rue Massena - Bureau n°3 - 06000 NICE

Tél : 06 61 21 17 66 / 06 16 01 30 91 - [contact@pierreetazur.fr](mailto:contact@pierreetazur.fr) - [www.pierreetazur.fr](http://www.pierreetazur.fr)

Carte professionnelle CPI 3301 2026 000 000 024

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