



PIERRE&AZUR

Reventes et transactions

99 000 €

Buying apartment

1 room

Surface : 21 m²

Year of construction : 1988

Exposition : Sud

View : Jardin

Hot water : Collective

Inner condition : Rénové

Standing : residential

Building condition : good

Amenities :

lift, double glazing, gated, calm, residential, pool, visitor parking

1 terrace

1 bathroom

1 WC

Legal information

99 000 € fees included

8,20% VAT of fees paid by the buyer (91 500 € without fees), well condominium (52 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 104 Juan-les-Pins

Furnished studio rented with a net yield of 5%! Studio for sale in a residence with a pool, located halfway between Antibes and Juan Les Pins. Recently renovated and air-conditioned apartment on the garden level facing the pool with a south-facing exposure. The living room with a fully equipped kitchen opens onto a terrace to enjoy the outdoors, and comfortably accommodates 2 people with the sofa bed in the living area. A bathroom with toilet ideally completes this apartment. This studio is rented under a commercial lease until September 2033 to a tourism specialist manager, benefiting from furnished rental advantages: guaranteed net rents subject to the favorable LMNP tax regime. Additionally, the manager can adjust the rent to allow the owner a few weeks of occupancy for their holidays. Guaranteed annual rent of €4,970, representing a net rental yield of 5%! Sale price: €99,000 agency fees included, payable by the buyer Condominium...

Document non contractuel - 08/10/2026



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