

# French Properties

ONLINE

€685 000

**3 bedroom apartment**

**Surface : 82 m<sup>2</sup>**

**Surface of the living room: 26 m<sup>2</sup>**

**Terrace area: 60 m<sup>2</sup>**

**View : Harbour**

**Kitchen: fitted kitchen**

**Heating: individual air conditioning**

**Inner condition: good**

**Standing: residential**

**Features:**

double glazing, beach walk, shops at walking distance, lift, caretaker, pool, air conditioning

3 bedroom

2 terraces

2 bathrooms

1 WC

1 garage

**Energy class (dpe): D**

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

Document non contractuel

23/02/2025 - Prix T.T.C



## Apartment Antibes

A rare opportunity - Exceptional penthouse with a fantastic location and a wide range of facilities and services in a residential complex. Unique apartment in a central location right next to the Port Vauban marina and the old town of Antibes. The apartment has a large roof terrace with incredible views of the port, the mountain and the new Marenda area. It is spacious and bright, in good condition with three bedrooms as well as a bathroom and shower room. A terrace outside the living room. It belongs to a premium apartment complex with two swimming pools surrounded by lush greenery. There is also a caretaker and many other services. It is within walking distance of the train station, the beach and the old town. Perfect rental property for tourists. NB. The sale price should be closer to € 800,000 with a normal level of common expenses (approx. € 500-600 per month for such an apartment in an exclusive residence like this, € 1090 here). Therefore the price is much lower than it should be. These common costs reflect the estate manager's administrative costs (management of both the condominium and common areas), as well as the operation of many services.

Fees and charges :

