



Prime Investment Opportunity: 2.62% Net Yield in the heart of Carré d'Or

For sale

4 400 000 €

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| <i>Product type</i> Apartment | <i>Num rooms</i> 2 rooms |
| <i>Building</i> Le Mirabel | <i>District</i> Carré d'Or |
| <i>Living area</i> 55 m² | <i>Garden area</i> 50 m² |
| <i>Total area</i> 105 m² | <i>Bedroom</i> 1 |
| <i>Bathroom</i> 1 | <i>Cellar</i> 1 |
| <i>Floor</i> RDJ | <i>Annual costs</i> 8 398 € |
| <i>Condition</i> Renovated | <i>Furnished</i> Yes |
| <i>Mixed use</i> Yes | <i>View</i> Garden |
| <i>Exposure</i> East | <i>Release date</i> Now |

Tastefully renovated 1 bedroom apartment in a prime position, located in the Carré d'Or. Unique product with premium services available.

Rented at €11,500 per month (charges included), the property delivers a lucrative net yield of 2.62%.

This practically designed 1-bedroom apartment in the Mirabel residence offers a beautifully renovated space.



With ceramic flooring throughout and decor in pale hues, the flat exudes a bright and airy ambiance.

Upon entering, you'll find ample built-in storage leading to a spacious lounge/dining area and bedroom, both featuring floor-to-ceiling glass doors. The bedroom suite includes the luxuries of an en-suite shower room and a dressing room.

Similarly in the interior of the apartment is a well-designed kitchen, perfect for those wishing to keep their culinary efforts separate from relaxing or entertaining.

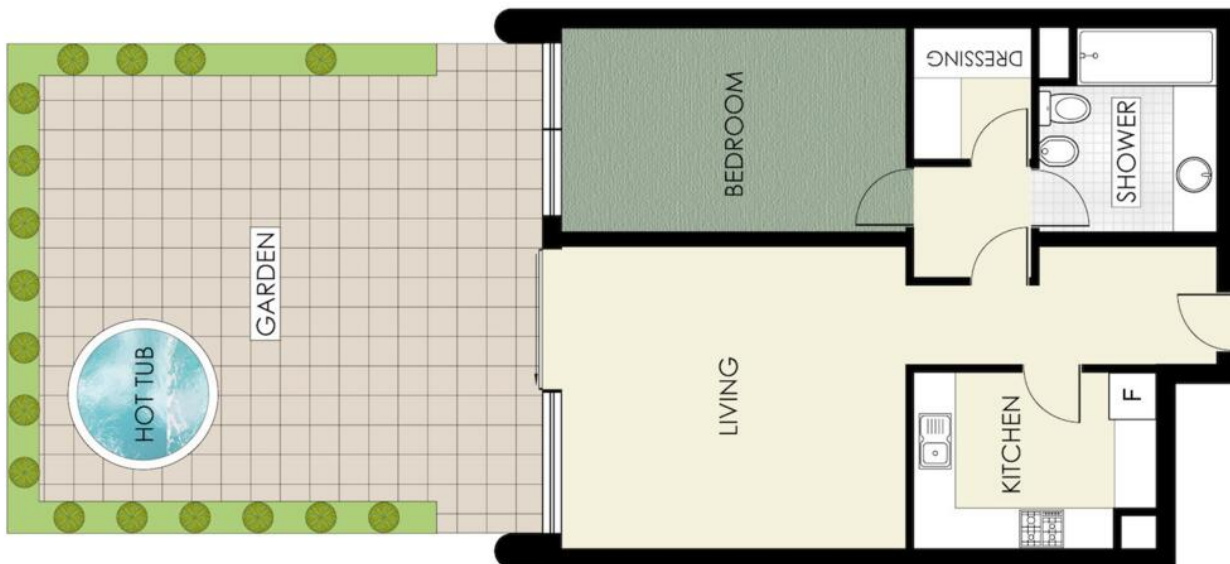
Beyond the glass doors, a large terrace/garden area awaits, complete with ample space and a Jacuzzi, perfect for year-round entertaining.

Mirabel residents also enjoy access to the neighbouring building's luxury amenities, such as the outdoor pool area.

For added convenience, a cellar on the same floor as the apartment is included in the price, and there is an option to purchase a large parking space at an additional cost (€400.000).







INTERNAL: 55m²
 EXTERNAL: 50m²

