



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

For sale

4 400 000 €

<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.



[MonteCarlo-RealEstate.com](https://www.MonteCarlo-RealEstate.com)

Page
1/4

Ref. : LeMirabelRDJ

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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.

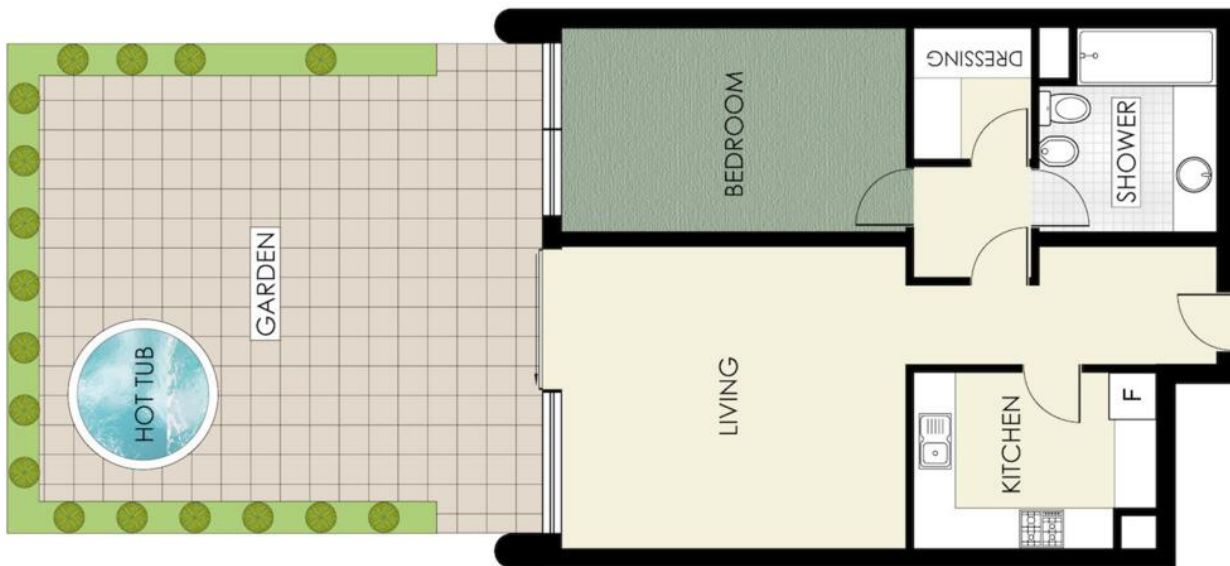
Beyond the glass doors, a large terrace/garden area awaits, complete with ample space and a Jacuzzi, perfect for year-round entertaining.

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

