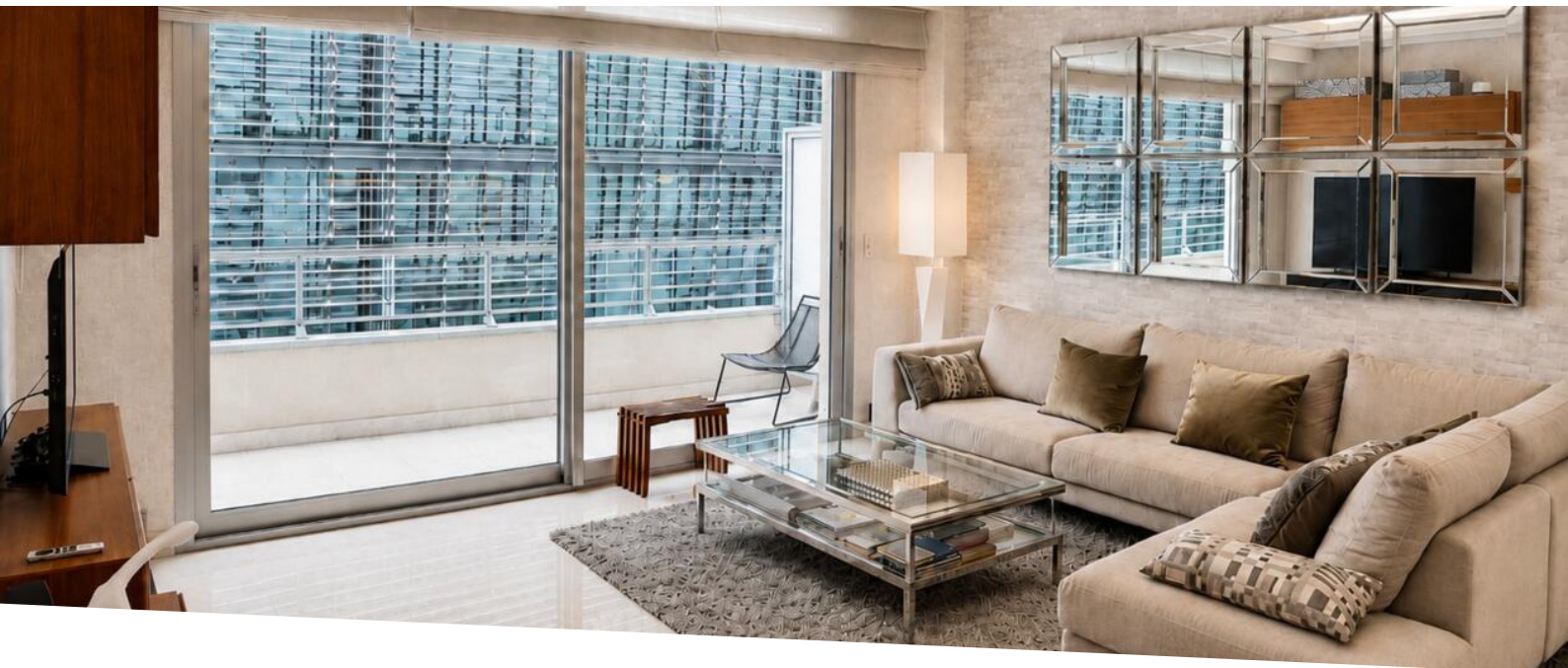




Luxury 2 Room Apartment Immediate Rental Income

For sale

4 500 000 €

<i>Product type</i> Apartment	<i>Building</i> Le Méridien	<i>District</i> Fontvieille	<i>Total area</i> 90 m²
<i>Bedroom</i> 1	<i>Parking</i> 1	<i>Ref.</i> 110103	

EXCLU - A rare opportunity to acquire a turnkey, income-producing apartment within Le Méridien, a modern residence delivered in 2015, offering the comfort of a concierge service in the established Fontvieille district.

Exceptionally spacious for a one-bedroom property, this elegant 90 sqm apartment combines generous volumes, abundant natural light and refined contemporary interiors. Large picture windows enhance the expansive living area, creating a bright and welcoming atmosphere throughout.

The apartment also features a fully equipped kitchen, a spacious en-suite bedroom with a generous bathroom, extensive integrated cupboards and a pleasant terrace.

It comprises a well-proportioned parking space suitable for an SUV.

Presented in perfect condition, the property is currently rented at €7,000 per month, generating immediate annual rental income and representing a gross rental yield of approximately 1.9%.



