



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

For sale

4 400 000 €

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

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.

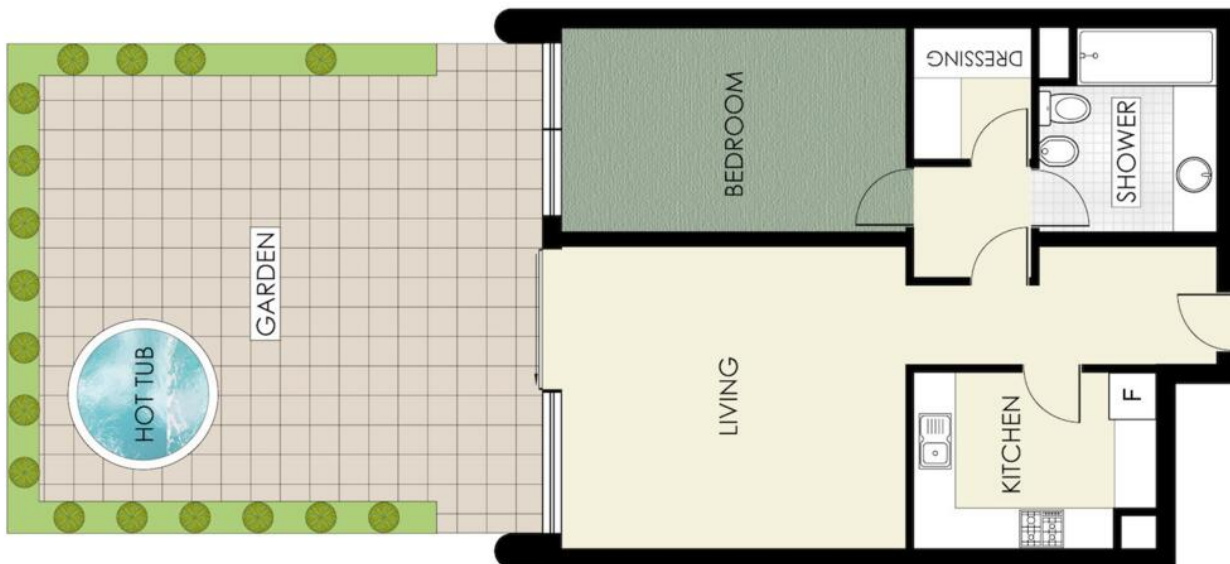
Beyond the glass doors, a large terrace/garden area awaits, complete with ample space and a Jacuzzi, perfect for year-round entertaining.

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: 55m<sup>2</sup>  
EXTERNAL: 50m<sup>2</sup>

