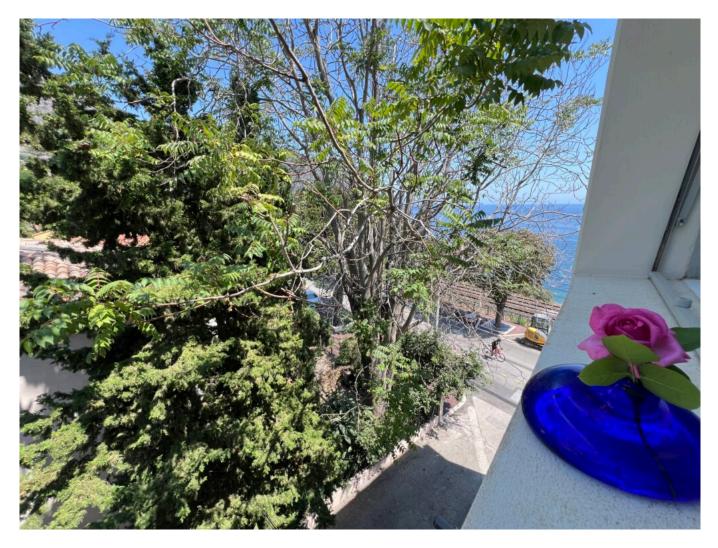
## **Apartment Eze**

Fully renovated investment property in Eze-sur-Mer, just 3 minutes from the beach. Two independent apartments with high rental potential, perfect for investors or Monaco professionals.

Price: 510 000 € 58m² (624sq ft)



**Description:** 

## Investment Property in Eze-sur-Mer - 3 Minutes from the Beach

## **Investment Property in Eze-sur-Mer - High Rental Income Opportunity**

Looking for an **investment property in Eze-sur-Mer**? This **fully renovated rental property** is designed for **high-yield returns**, making it perfect for **buy-to-let investors and seasonal rentals**.

Located just **3 minutes from the beach**, this **58 sqm apartment** is situated in a **prestigious area** between **Nice and Monaco**, offering luxury, comfort, and excellent rental demand.

## Designed for Maximum Rental Profit - Two Independent Apartments

This **investment property in Eze-sur-Mer** is **divided into two fully independent apartments**, offering flexibility for **short-term vacation rentals or long-term tenants**.

#### **Property Highlights:**

energy efficiency

• 2 Independent Apartments (Easily Connected) - Flexibility for rental options	• 2 Living Rooms - Spacious, bright, and welcoming	• 2 Fully Equipped Kitchens - Modern and functional
• 2 Bedrooms - Comfortable and well- lit	• 2 Contemporary Bathrooms - High- end finishes	• 1 Cellar - Extra storage
• South-East Facing -	• 3.2m High Ceilings -	• Fully Renovated in
Sun-drenched interiors	Enhancing elegance and space	<b>2025</b> – Move-in ready with modern features
• Air Conditioning &	-	
Double Glazing -		
Ensuring comfort and		

# **Prime Location - Investment Property in Eze-sur-Mer Close to Monaco**

• Walking Distance	ce to	• Near Train & Bus -	<ul> <li>Close to Saint-Jean-</li> </ul>
Beaches	&	Quick Access to	Cap-Ferrat &
Restaurants		Monaco, Nice &	Beaulieu-sur-Mer –
		Beyond	Luxury shopping,
			schools &
			supermarkets

This **investment property in Eze-sur-Mer** is not only an **ideal home** for professionals working in **Monaco**, but also a **top-tier rental investment opportunity** due to its **prestigious location and demand for seasonal rentals**.

## Why Invest in This Property?

• Guaranteed High	<ul> <li>Fully Renovated</li> </ul>	• Secure Residence
Rental Demand -	Investment - No work	with Lift &
Ideal for seasonal and	needed, ready to	Reinforced Door -
long-term leasing	generate income	Peace of mind for
		owners and tenants

Strong ROI Potential
 A rare investment

opportunity between Monaco & Nice

### **Additional Property Details**

- Total Area: 58 sqm
   Orientation: South-East Facing
   Individual
- Year of Renovation: 2025

• Heating System: Individual Electric Heating

 $\hfill\square$  Contact us today to schedule a private viewing and secure this exceptional investment property.

Reference ad: liberte		
Year of construction:	<b>DPE:</b> 189 kWh/m <sup>2</sup>	<b>GES:</b> 5 CO <sub>2</sub> /m <sup>2</sup>
<b>Charges:</b> 53		
Taxes:		
Details:		
► 1 Cellar	► 2 WC	► 2 Kitchen
► 2 Bedroom	► 2 Shower	► 2 Living room
Features:		
Double glazing	■ Calm	■ Lift
<ul><li>Secured residence</li><li>Tracking</li></ul>	<ul><li>Reinforced door</li><li>Quiet neighborhood</li></ul>	<ul> <li>Building-estata</li> </ul>

#### Map:





















Salle d'eau 2 (1,75 et <sup>2</sup> )	Chambre 2 3. Carrer: 10, 14 m <sup>1</sup> Surface au ant: 28,43 m <sup>2</sup>	Sijour/Cuisine 3 3.Cares: 13,0 m <sup>1</sup> Barface au seit 14.	Sejour/Cuisine 5Carrez: 12,95 m <sup>2</sup> Surface au sol: 13,34 m <sup>2</sup>	Chambre 3.Correc 11,48 m <sup>2</sup> Berfors au out 11,73 m <sup>2</sup>	
	1	(1,20 m)	2		