

marseille (French riviera)

Bouche-du-Rhône 13

Price : **From 66 450 Euro**

Delivery date : **First trimester 2013**

Type : **Apartment**







Description

The city of Marseille is changing completely its image with an ambitious plan to renovate its port and city centre in time for the celebration of the title of European City Capital 2013.

The old port is under going a complete revamp, the Hôtel Dieu is being converted into a 5* hotel opening end of this year. The renovation will cover most of Marseille city centre and it is since the creation of La defense in Paris one of the most important urban renovation project.

The district of " Republique " where the apartments are located is in the perimeter of the renovation. The residence is one of the most emblematic building in the street with classic feature of the 1920s architecture style (stone facade, iron balcony etc) . It consists of 51 apartments , studios to 3 bedrooms with high ceilings, cornices, fireplace. All the commons parts have been renovated and all the apartments will be renovated as the tenants are replaced by new ones.

Investment facts

- Property price (average & overall surface area) without parking is 4420€/m²
- Bare property price (average & overall surface area)without parking is 2740€/m²

- Purchase price bare property: 60% of its value
- Term of lease: 15.5 years
- Notary fees: calculated on the bare property price

Access

- By metro: Line 1 at 200m and line 2 at 500m from the building
- By tramway: line 2 at 200m
- By train : TGV station is at 2 stops by the metro
- By car : A55 at 1km to the coast , A7 at 500m to Lyon , A50 to Nice at 1.2km