

Toulouse (South West)

Garonne 31

Price : **From 93 000 Euro**

Delivery date : **Fourth trimester 2014**

Type : **Apartment**







Description

TOULOUSE: 4th largest city in France after Paris, Marseille, Lyon, Toulouse was ranked in 2010, No. 1 most dynamic French city, both in terms of economic competitiveness and quality of life. Thanks to its high-tech activity sectors, Toulouse offers many jobs to a qualified population and is most known for being No. 1 in Europe for its aeronautical activities (World No. 2), No. 1 in Europe for its space, Nr 1 in France for embedded electronic systems. It is also the 3rd city in France for student population.

Saint Cyprian: Located a few steps from the Place du Capitole and Place Saint-Pierre, on the left bank of the Garonne dominated by the Dome of the Grave and the Hotel Dieu, the Saint-Cyprien district offers the most beautiful views of the "Pink City". A district which has completely re-invented over the recent years. This former suburb of the city of Toulouse has become part of the very center of Toulouse and is a lively, trendy and friendly area.

The area offers some of the best shopping streets, restaurants, cafés concert hall, exhibition and art buildings. A city where you can easily walk, cycle. The tram line will connect by 2013, the left bank to right bank.

THE RESIDENCE: it enjoys many advantages, close to many shops of Lombez Avenue, a shopping center at 300 m, an elementary school at 100 m, middle and high schools, transport links (bus, train, subway stations and bike service). The new residence consists of 8 small buildings with 4 and 5 levels located on either side of a central aisle tree : 6 buildings for residential use with 168 apartments with parkings and 2 buildings for student accommodation with 119 apartments.

Located along the Green area of Roquemaurel and the pedestrian mall, **the residence "Les Marquises"** is a small building made of 32 apartments 1 to 3 bed apartments some in duplex, and underground parking. The residence has been designed to bring serenity and comfort to the occupants. To enjoy the beautiful light of the Southwest, the apartments feature large openings overlooking the gardens, balconies or large terraces on the 5th floor. The apartments on the ground floor are designed as independent villas. The architects have designed very bright apartments of one or two levels benefiting from a separate entrance accessible from the private gated gardens. Some apartments on the 1st floor also have a private entrance accessed by an external staircase.

Investment facts

- Property price (average & overall surface area) without parking is 3 615€/m²
- Bare property price (average & overall surface area) without parking is 2 169€/m²
- Purchase price bare property: 60% of its value
- Term of lease: 15 years
- Notary fees: reduced and calculated on the bare property price

Access

- By Air: Toulouse - Blagnac Airport 8km
- By Train: train station stops at 200m
- By Metro: line A at 350m
- By Tramway: Line T1 at 450
- Bus et bike station at the foot of the residence