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Student Apartments For Rental Investment Close To University Grasse

Grasse , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



€142,000

inc. of agency fees

17 sqm

Turning the old prison in Grasse into a luxury student residence An atypical project to invest in. The old prison in Grasse is remodeled...

At a Glance

Reference MFH-PROAN1311460

Near to Grasse

Price €142,000

Pool No

Hab.Space 17 sqm

Land Tax N/A

Property Description

Turning the old prison in Grasse into a luxury student residence

An atypical project to invest in. The old prison in Grasse is remodeled into luxury units for students. The former prison open-air spaces will become trendy lounge spots with freedom for all. Underground car park available. Of course, there is a bike parking for students. The campus is within walking distance.

4% PROFITABILITY

The old prison of Grasse is part of the remarkable heritage of the city. This exclusive and emblematic site of the city is now being transformed into a student residence with 77 apartments from 14 m² to 29 m² spread over 2 buildings, the Neo Campus residence. 38 dwellings will take place in the historical part preserved and rehabilitated, distributed around the central nave, the 39 others in the part demolished and rebuilt to make way for a new building, all in accordance with the requirements of the architects of the buildings of France.

The project enjoys a privileged location:

Immediate neighbor of GRASSE CAMPUS Le Palais University, which will welcome 800 students next year. At the heart of a university center of more than 30,000 students, Grasse has a set of universities offering courses ranging from BAC+2 to BAC+5/6.

Less than 15 minutes from the Sophia Antipolis technology park and very suitable infrastructures: the new Charles Nègre Media Library, which won the prestigious Grand Prix de l'Équerre d'argent 2022. This real cultural tool of more than 3,600 m² once again supports the will of the city of Grasse: to attract young students.

Para-hotel regime

- VAT recovery
- Many deductible expenses
- Rental income little or not taxed
- Deficit attributable to the overall income of the professional operator
- Exemption from property wealth tax for professionals
- Exemption from the IFI*
- Exemption from capital gain on sale*

Advantageous taxation Para-hotelier | Attractive return | Regular rents and worry-free rental management | Recoverable VAT

Summary

Property type: New Build and Off-Plan
Price: €142,000

Key Information

Internal Area: 17 sqm

Location: Provence-Alpes-Cote d'Azur



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C. BAUER – Sunday Times

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