



A HIGH-END PARA-HOTEL RESIDENCE,

34300, Agde, Hérault, Occitanie

* Available * 1 Bed * 1 Bath

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€323,070

Ref: BVI58100

Property Description

A High end Para-Hotel in a Naturist village in Agde

Created in the 1970s at the gateway to the Bagnas nature reserve, the naturist village of Cap d'Agde stretches to the east of this unmissable seaside resort. First naturist destination in the Mediterranean and the largest village in Europe, it represents today an investment opportunity in a unique place, where leisure, freedom and festivities are expressed in tolerance and respect for others.

With all the facilities, shops, restaurants and services necessary for the comfort of daily life, the village is completely autonomous. It also has major assets: a 2 kilometer long fine sand coastline with 3 equipped beaches, without forgetting a 300 boat mooring marina.

This luxury residence with a touristic vocation houses private apartments, swimming pool and jacuzzis, lounge bar and restaurant, on a panoramic terrace with a breathtaking view.

From T1 rooms to 4 room suites, the apartments of VIBES RESORT offer you high standard services and comfort! Decoration and designer furniture, cosy atmosphere, spacious volumes, secure private parking; here, everything is dedicated to your well-being.

The new owners will have the possibility to enjoy the accommodation 3 weeks a year.

Rents are not guaranteed but the apartments and the residence will be managed by a manager who has been in the area for a long time.

Currently the estimated profitability for the year following delivery, being very cautious, is between 3.8 and 4% depending on the apartments. It is then estimated between 5.5 and 6.8% once the residence is in place 3 years after delivery.

The residence will be luxurious, equipped with a swimming pool, two jacuzzis, a bar/restaurant lounge will be on rooftop with sea view, shops will be on the ground floor as well as a spa on the rooftop level.
#VEFA SALE - DELIVERY 4th Quarter 2023 - WORK IN PROGRESS - Zone B1 (PTZ, tax exemption) - Standards RT2012 Selling price : 315,600 € - Fees charged to the seller

Gallery

