



Commercial-Retail for sale in Nantes Tunisia

Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 8,430,044.77

Locatie

Aanbevolen Auto Onderdelen:	Tunisia
Geplaatst:	07-10-2025
Omschrijving:	

For sale is a hotel residence ideally located in Nantes in a dynamic and sought after area. This property represents a rare opportunity for investors and property dealers in the hotel and commercial real estate sectors.

Main features

Total area approximately 3 081 m2

Basement laundry parking 310 m2

Ground floor reception offices 680 m2

Floors 1 to 4 93 studios 1 T2 1 953 m2

5th floor offices 138 m2

Additional information

Plan a budget for work to bring up to standard enhancement.

Provide a budget for exit compensation for the existing tenant funds .

Letter of interest required to obtain the complete file plans and financial data.

Investment advantages

Rare product for sale in the hotel sector in Nantes.

Attractive profitability after optimization and valuation.

Strong potential for revaluation thanks to its strategic location and large surface area.

Financial projections estimates

1. Property dealers Resale by unit

Scenario division into lots for resale of the 93 studios 1 T2

Average market price in Nantes 2 800 m2 to 3 500 m2 depending on condition and location

Estimated resale value between 8.6 million and 10.7 million

Potential gross margin 20 to 40% after work and costs

2. Rental investor Long term rental



93 studios 1 T2

Average rents in Nantes 450 to 550 month per studio 700 to 800 for a one bedroom apartment

Estimated annual rental income between 510 000 and 600 000 year

Estimated gross yield 7.3% to 8.5% excluding charges and taxes

3. Rental investor Short term rental student residence hotel

Average nightly rate 50 to 70 depending on season and occupancy rate

Average occupancy rate in Nantes 70% to 80%

Estimated annual rental income between 1.2 million and 1.5 million year

Estimated gross yield 17% to 21%

Location Nantes 44 Pays de la Loire

Selling price 7 000 000

Ad reference P

Ideal for property dealers hotel investors serviced residence operators or institutional investors.

Services

No information available

Algemeen

Afgewerkte vierkante meter: 3081 m²

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/GSAZ-T85750/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: tn61832877

