



**CENTURY 21.**  
AGCO Plus Immo  
Guadeloupe

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CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

## SAINT-FRANCOIS - IMMEUBLE A LA MARINA

**RefNo# 234263**

Bourg (Saint-François) 📍 Guadeloupe

**MLS# 1153888**

Fractional

**5,985,000**



**RefNo#:** 234263

**District/Area:** Bourg (Saint-François)

**Region/Country:** Guadeloupe

**Prop.Type:** Fractional

**Prop.View:** Harbour View

**Beds:** 1

**Baths:** 1.0

**Living Space:** 1,140 m<sup>2</sup>

**Listing Class:** New Property

**Land Area:** 401 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Air Conditioning

Split Level A/C

#### Near By

Tennis Courts  
Park - Green Area  
Commercial Activities  
Public Transportation  
Restaurants  
Casino(s)  
Marina

#### Available Services

#### Accessibility

Easy Access

### Remarks

The featured residence is a sleek, modern building, built in 1994 and designed to blend harmoniously into its picturesque surroundings. Located in the charming marina of Saint-François, it occupies a plot of 401 square meters and offers direct access to the marina, thus offering breathtaking views of the marina, the neighboring golf course, the sparkling sea towards the Pointe des Châteaux, and the town center of the commune.

The building consists of 22 apartments, distributed from the 1st to 3rd floors, accessible via an elegant reception hall equipped with an elevator and a staircase. These apartments are available in two types: F2 and F2 duplex. Each apartment, tastefully furnished, has a living space varying between 38.97 square meters and 60.06 square meters, excluding terrace. The terraces offer captivating views, allowing residents to immerse themselves in the natural beauty and serene atmosphere of the marina.

The architecture of the residence combines modernity and functionality, while respecting local aesthetics. This combination makes the property attractive to both institutional and private investors, seeking a unique opportunity in a spectacular setting. The residence represents a prime real estate investment, promising both a luxurious living environment and interesting rental potential.

This residence stands out for its exceptional location, its panoramic views, its modern architecture, and its privileged access to the marina and other attractions of Saint-François, which makes it a leading real estate investment opportunity.

DPE Energy consumption: 28 KWh ef/m<sup>2</sup>.year - Energy class C mainly

Property tax 2022: 5700 EUR

Current charges: 6466EUR/year

Co-ownership of 9 lots.

Procedure in progress co-ownership association: None.

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr).

PRICE: €5,985,000 (Fees payable by the seller)

For any information or visit, contact us on 0590 38 36 63