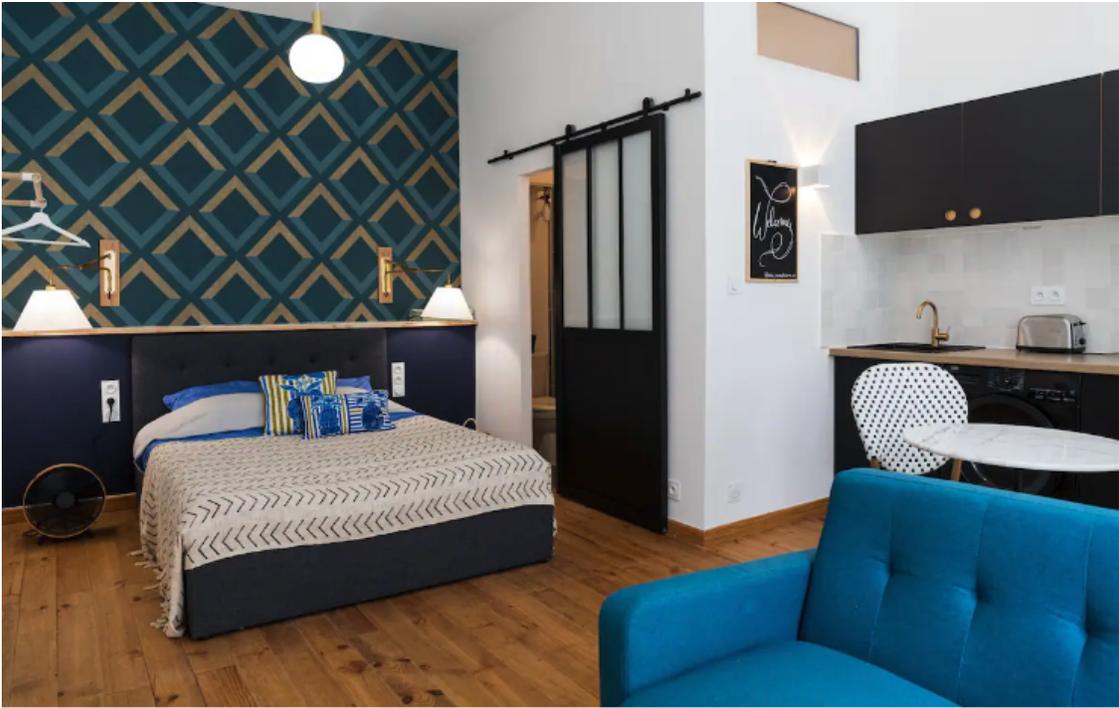
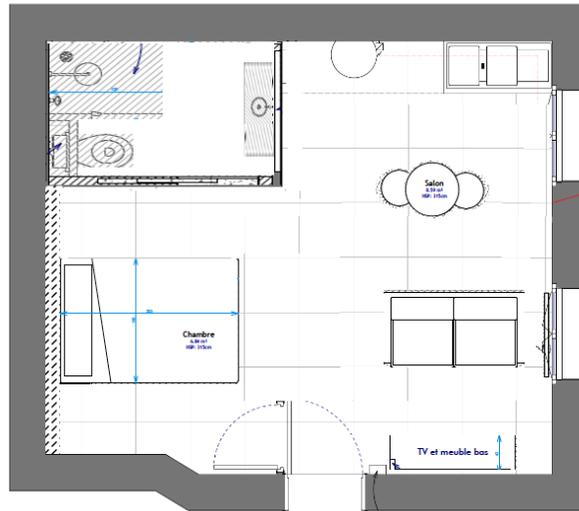


**Airbnb studio For Sale, Marseille | 120 000 € 8% ROI**





Size 27m<sup>2</sup>, 291 sq ft., Ground floor level

Just refurbished, this studio is sold fully furnished . Combines charm and simplicity in shades of blue. The southern light illuminates the place through its two large windows. The height under the ceiling gives an impression of volume while the solid oak parquet floor unifies the whole. The kitchen is adorned with anthracite gray [Cubro](#) elements and a credenza in pearly Zelliges. The living area and the dining area face each other, while the sleeping area stands out with a geometric wallpaper at the headboard of the bed. An industrial-style sliding door leads to the powder room.

[Airbnb listing](#) Averages 1000 € monthly

Airbnb income since the studio start working on 27.7.22 till today 07.05.23 are:

**9,874 euro**

## Transaction History

[Completed Payouts](#) [Upcoming Payouts](#) [Gross Earnings](#)

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All Payout Methods	▼	All Listings	▼				
From: July	▼	2022	▼	To: June	▼	2023	▼
<b>Paid Out: € 9,874.08</b>						<a href="#">Export CSV</a> ▼	

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# Almost 11k booked for 2023:

## €10,930.00

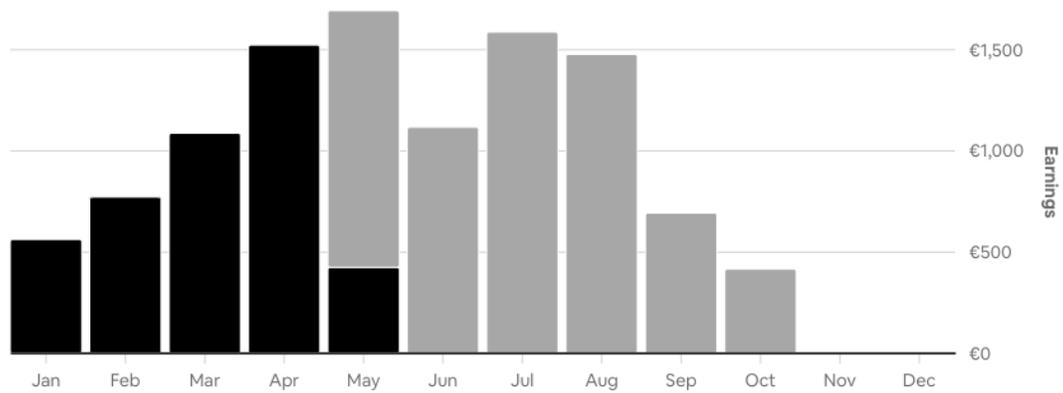
Booked earnings for 2023

€4,371.00

€6,559.00

■ Paid out

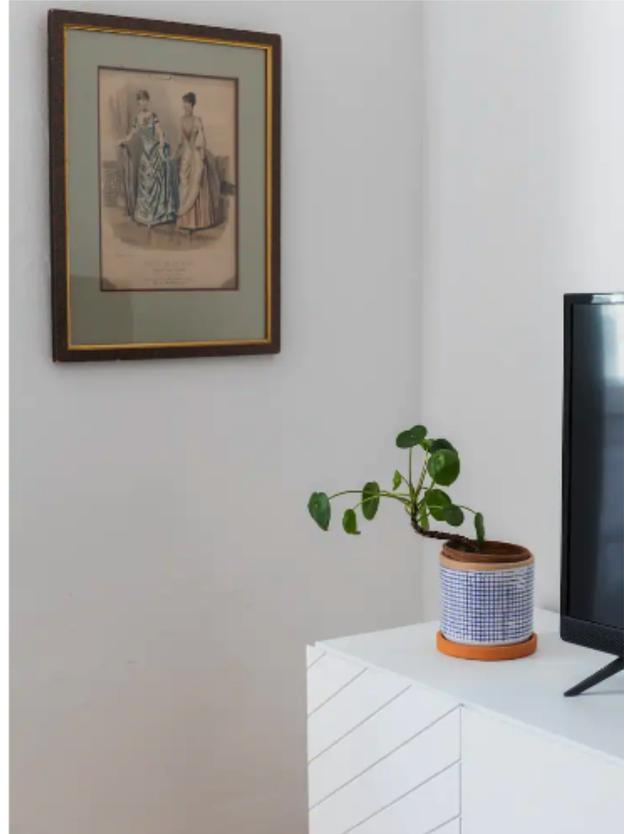
■ Expected



## 2023 details

Nights booked	211
Unbooked nights	118
Occupancy rate	64%
Nightly price	€30 - €76
Cleaning fees	€1,644

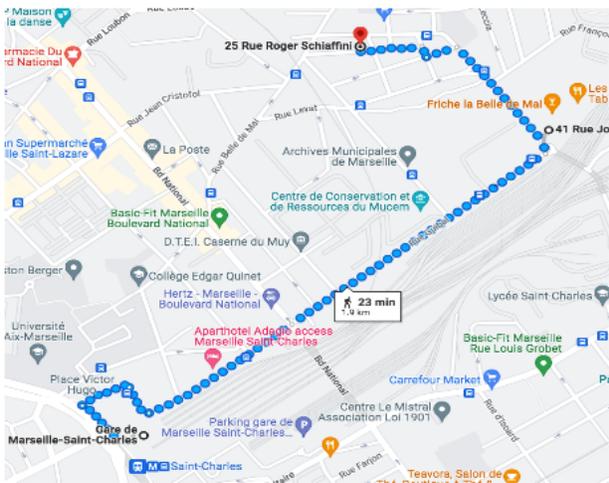






## Location

- ★ 1.9 km from the [Saint-Charles train station](#) to the [Friche la Belle de Mai art center](#), where we receive our guests before bringing them to the apartment.
- ★ Walking distance to [Palais Longchamp Parc](#) and the [Old Port of Marseille](#).



## Belle de Mai

- ★ A mixed neighborhood: Brooklyn vibe, filled with street art and lively events.
- ★ Renowned professional institutions central in their fields: Pole Media TV studios, Friche la Belle de Mai art center, the City Archive, University Aix Marseille, Cinema school, The Couvent artists residency
- ★ Large marketplace, supermarkets and local grocery stores.
- ★ Dotted with artists studios and multicultural crowds.
- ★ New line of Tram planned for 2028.



## Why Marseille?

Marseille, a strategic city for rental investment in 2022.

Marseille, the ancient Roman city, is one of the largest cities in France. The real estate sector in the city is regaining its dynamism. Each district in the city has a different facet and can therefore respond to a wide selection of projects in the real estate sector.

Marseille is the second largest city in France. Its seaport is the first French port and the second on a Mediterranean scale. This activity is currently a central pole in the city's economy. Thanks to the various projects carried out as part of the Euroméditerranée, Marseille will experience significant urban development.

Renovation projects are also planned, especially in the northern districts of Marseille and in the city center.

Investment projects for "Marseille en grand" after the visit of the President of the Republic last September, President Emmanuel Macron announced his investment plan in the city: 1.5 billion euros will be allocated to the modernization of transportation, the creation of a structure to renovate schools and improve the quality of life, strengthening security in the city, and better access to culture.



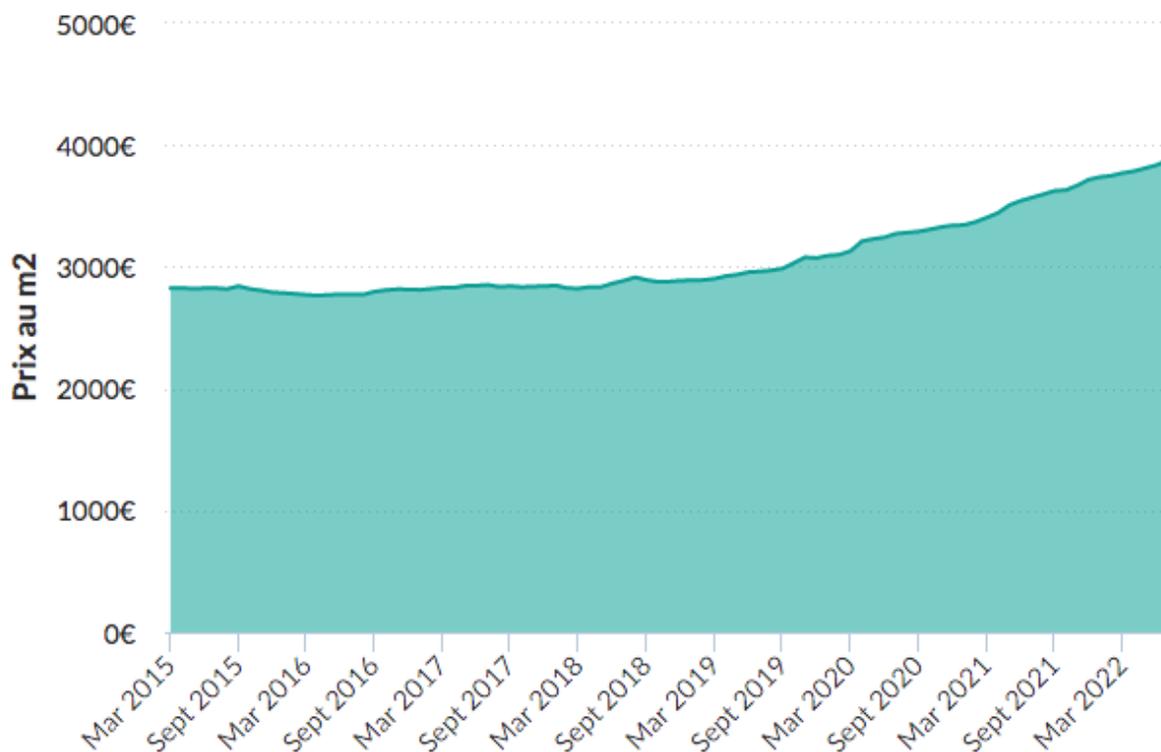
## The development of real estate prices in Marseille

Compared to other cities, Marseille tends to catch up with the 7% price increase in 2021.

The average price per square meter is 3,219 euros. However, the prices are much lower than the average purchase prices in Paris (€10,337), Lyon (€5,335) or Bordeaux (€4,556)

### Average price per square meter by district for an apartment and for a house

On average, the price per square meter in Marseille is 3 219 € for an apartment, and 4 093 € for a house. As the property purchase price is lower than that found in other large French cities, the rental yield is attractive in Marseille.



## **Euroméditerranée public development institution**

The sustainable Mediterranean city of tomorrow is a model that takes into account the geographical, climatological and cultural characteristics of the Mediterranean.

It is rooted in the history of the city, in the uniqueness of its residents as well as in the innovations that shape the future. It's durable, connected and smart.

### **Euroméditerranée public development institution**

Wants to make the metropolis of Aix-Marseille Provence the spearhead of an ideal that applies to the metropolises and cities of southern Europe and the Mediterranean basin.

<https://www.euromediterranee.fr/la-ville-euromediterraneenne>





Expenses:

Once : 8% Notary fee

Yearly : Property tax (Taxe foncière) 308€

Yearly: Syndic 306€

Insurance : 15€ a month

Internet : 36 € a month

Electricity : 20-180 € a month

Airbnb: 20% managing + 30€ cleaning fee

## **Contact**

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