

## GRILLE DE PRIX

### DEFICIT FONCIER / DEFICIT FONCIER SUBVENTIONS / LIBRE

Le Malausséna - 4, avenue Malausséna et 33, rue Marceau - 06000 NICE

Lots n°	Désignation	Etage	Surface Habitable (en m²)	Surface Annexe (m²)	Prix Foncier TTC	Prix Travaux TTC*	Total investissement*	% Travaux déductibles sur total opération (foncier+travaux)	Subventions	Loyer si subventions**	Loyer Libre mensuel**	Rentabilité Loyer Libre
B03	T2	RDC	38,90		79 346 €	177 394 €	256 740 €	69%	25 650,00 €	352 €	584 €	2,73%
B11	T3	R+1	41,60	3,00	107 674 €	188 246 €	295 920 €	64%			711 €	2,88%
B11 bis	T2	R+1	45,00	4,00	130 095 €	198 405 €	328 500 €	60%			776 €	2,83%
B12	T2	R+1	36,40	1,50	105 862 €	145 298 €	251 160 €	58%			613 €	2,93%
B21	T3	R+2	65,40	7,00	146 422 €	301 568 €	447 990 €	67%			1 206 €	3,23%
B24	T2	R+2	43,80		114 524 €	188 987 €	303 511 €	62%			766 €	3,03%
B32	T2	R+3	58,40	5,00	140 217 €	259 611 €	399 828 €	65%			1 066 €	3,20%
B33	T2	R+3	59,85	5,00	141 864 €	266 797 €	408 661 €	65%			1 090 €	3,20%
B34	T2	R+3	43,70		119 523 €	182 007 €	301 530 €	60%			808 €	3,22%
A44	T2	R+4	45,90	7,00	129 178 €	224 252 €	353 430 €	63%	25 245,00	448 €	1 124 €	3,82%
A45	Studio	R+4	34,40	4,00	84 167 €	185 882 €	270 049 €	69%	18 920,00	330 €	828 €	3,68%
B41	T2	R+4	43,80	4,00	117 141 €	210 629 €	327 770 €	64%	24 090,00	415 €	882 €	3,23%
B41bis	T2	R+4	47,80	8,00	136 190 €	217 530 €	353 720 €	61%	26 290,00	469 €	997 €	3,38%
B42	T2	R+4	41,30	6,00	127 413 €	196 587 €	324 000 €	61%	22 715,00	401 €	853 €	3,16%
B43	T3	R+4	68,10	16,00	202 758 €	307 992 €	510 750 €	60%	37 455,00	689 €	1 465 €	3,44%
B44	T3	R+4	64,20	7,00	174 920 €	287 320 €	462 240 €	62%	35 310,00	613 €	1 304 €	3,38%

Selon législation en vigueur et sous réserve de la signature de l'acte de vente avant le 31/12/2019

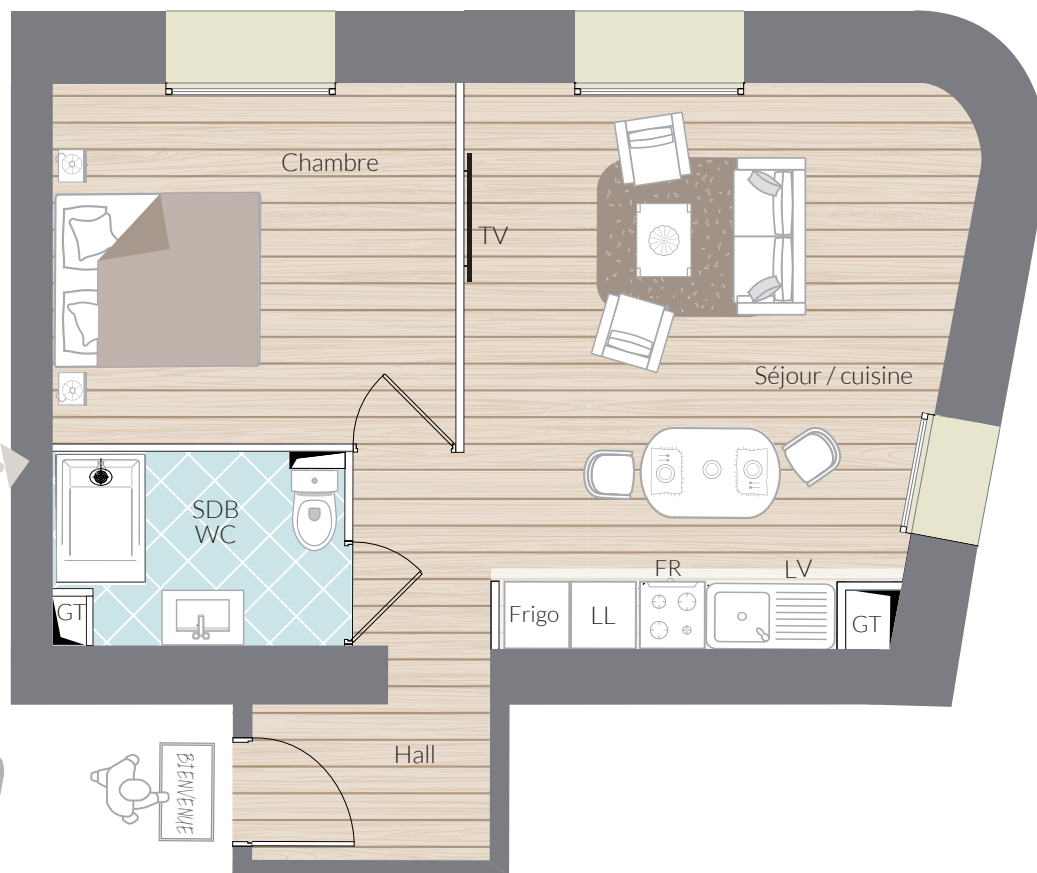
\*Sous réserve du maintien de la TVA en vigueur pour les travaux réalisés dans les logements

\*\*Le non-respect des engagements de location peut entraîner la perte des subventions et /ou du bénéfice des incitations fiscales

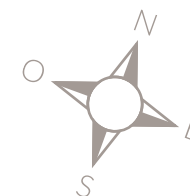
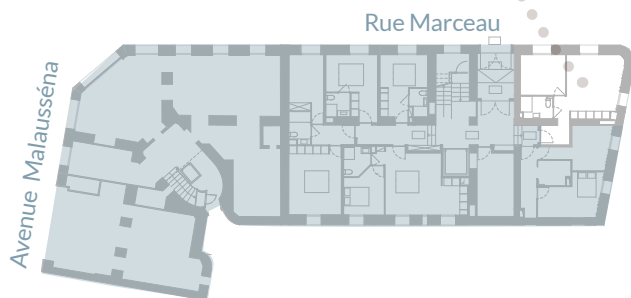
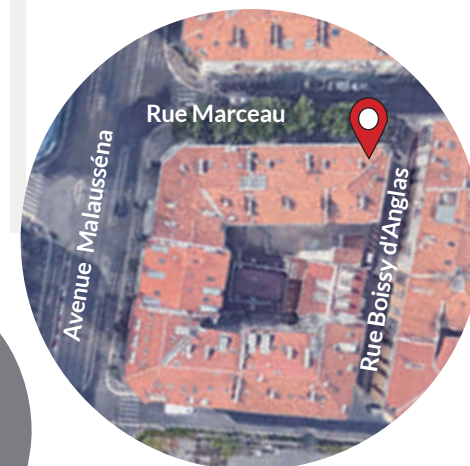
RDC  
T2  
Lot B 03

Séjour Cuisine	21,10 m <sup>2</sup>
Chambre	10,50 m <sup>2</sup>
Salle de bains	3,70 m <sup>2</sup>
Hall	3,60 m <sup>2</sup>
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Surface totale	38,90 m <sup>2</sup>

BÂTIMENT B



4 avenue Malausséna  
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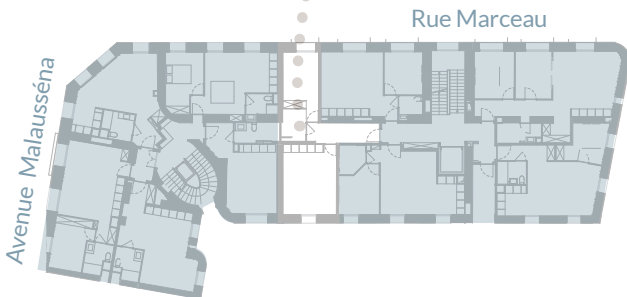
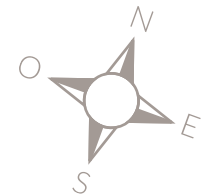
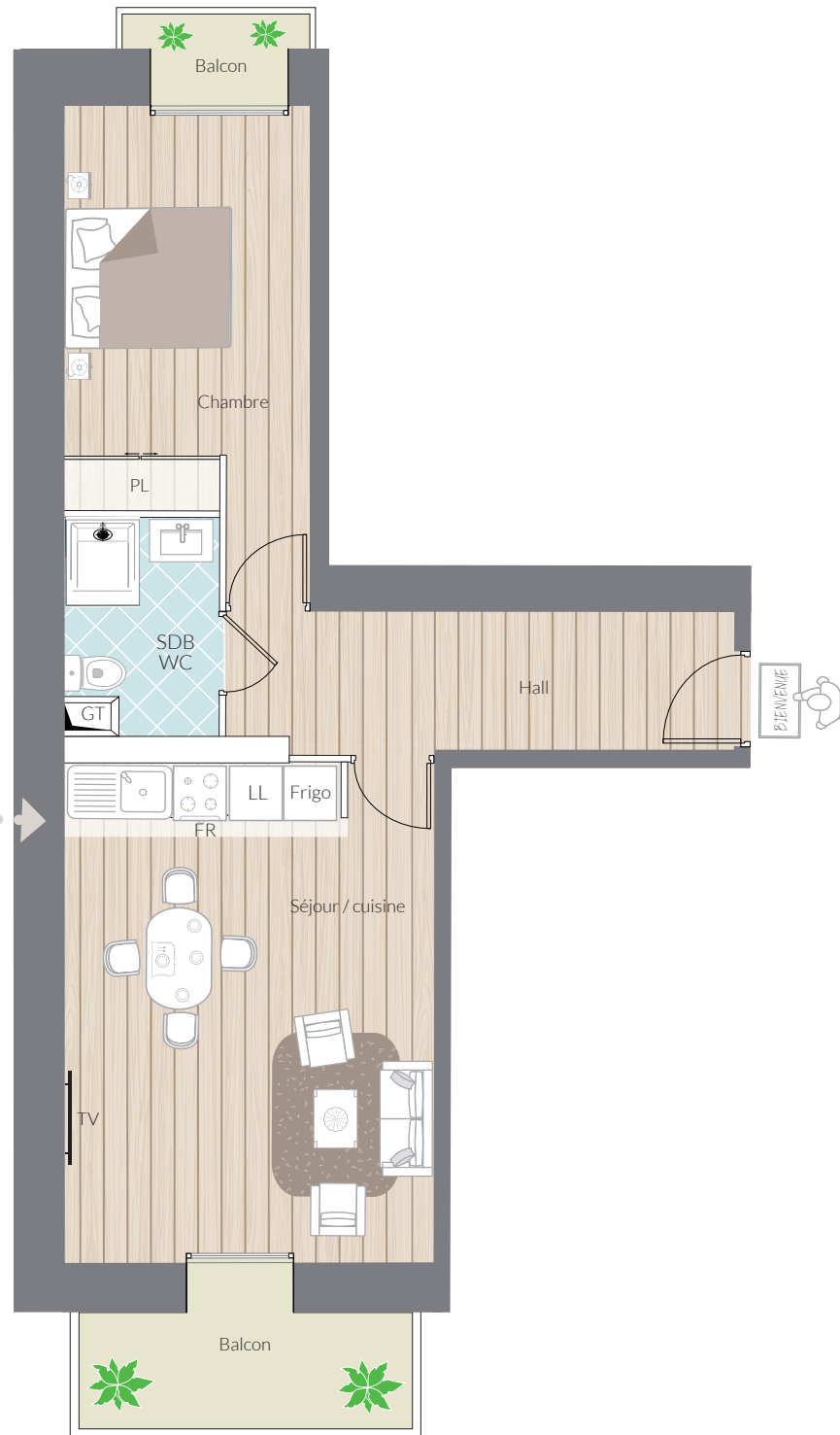
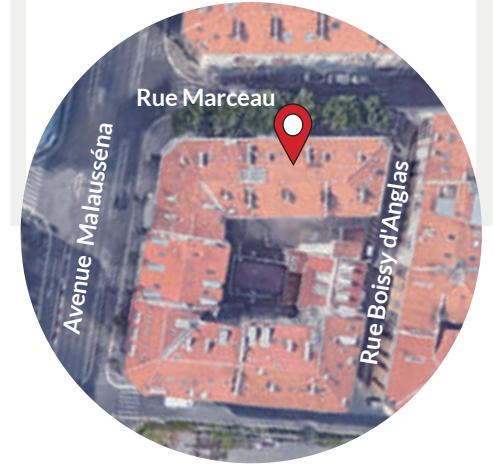


**ÉTAGE 1**  
**T2**  
Lot B 11 bis

Séjour Cuisine	20,70 m <sup>2</sup>
Chambre	12,40 m <sup>2</sup>
Salle de bains	3,90 m <sup>2</sup>
Hall	8,00 m <sup>2</sup>
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<b>Surface totale</b>	<b>45,00 m<sup>2</sup></b>
Balcons	4,00 m <sup>2</sup>

**BÂTIMENT B**

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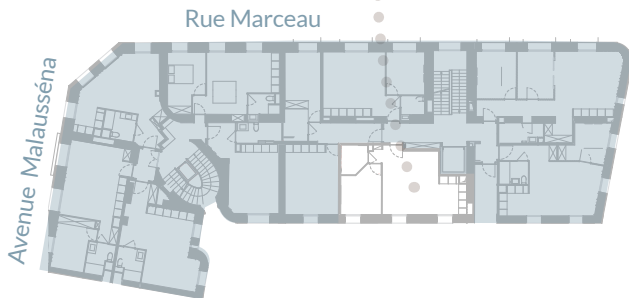
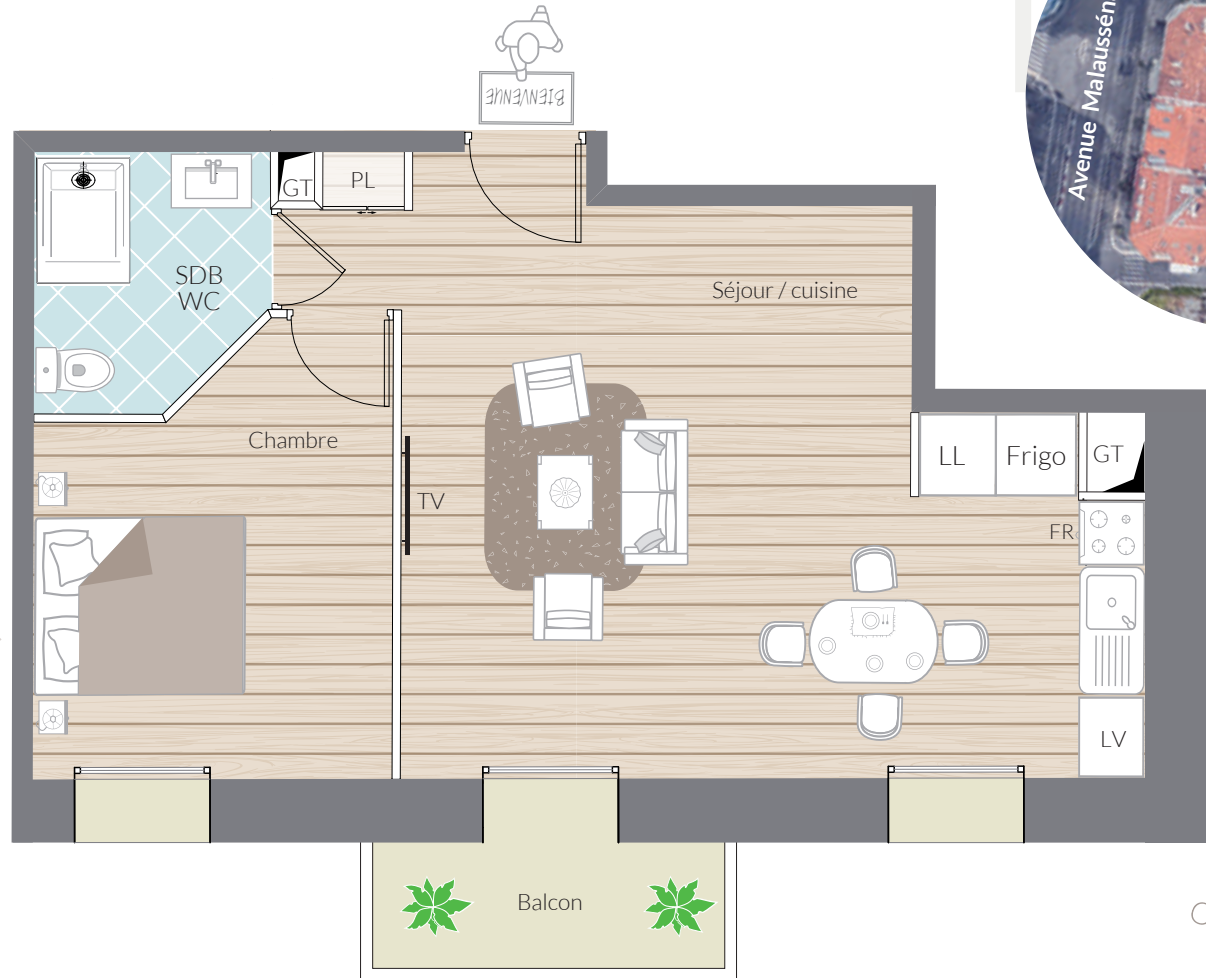
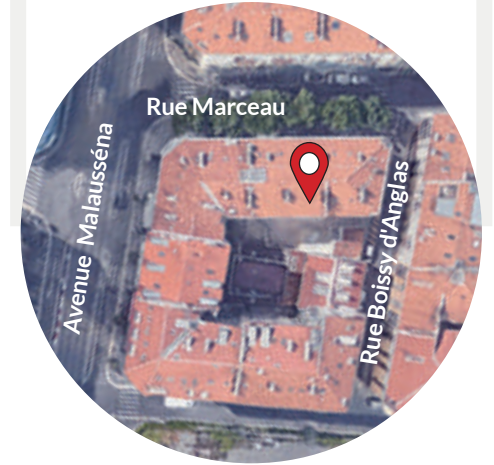


ÉTAGE 1  
T2  
Lot B 11

Séjour Cuisine	27,50 m <sup>2</sup>
Chambre	10,10 m <sup>2</sup>
Salle de bains	4,00 m <sup>2</sup>
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<b>Surface totale</b>	<b>41,60 m<sup>2</sup></b>
Balcon	3,00 m <sup>2</sup>

BÂTIMENT B

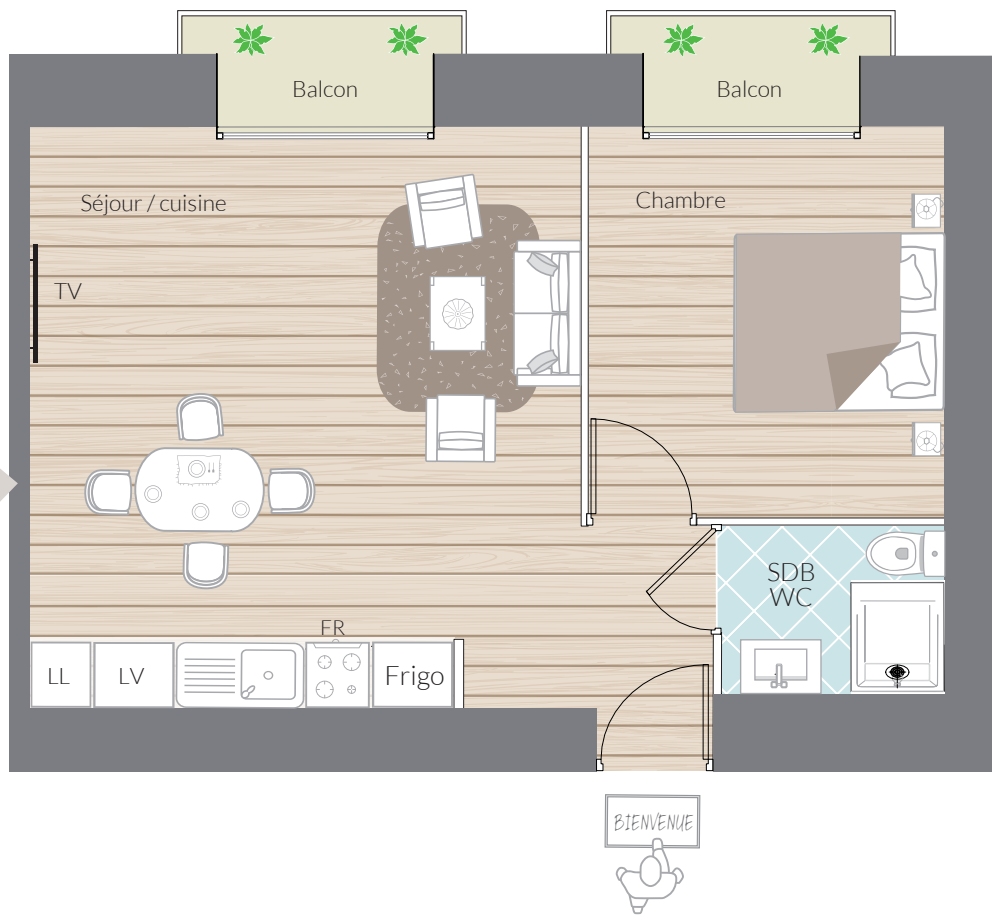
4 avenue Malausséna  
06000 Nice



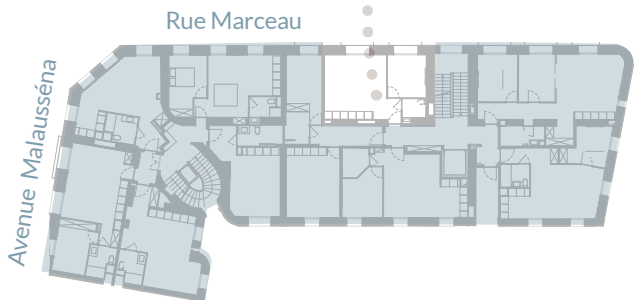
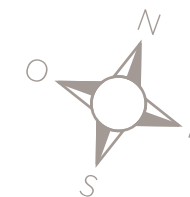
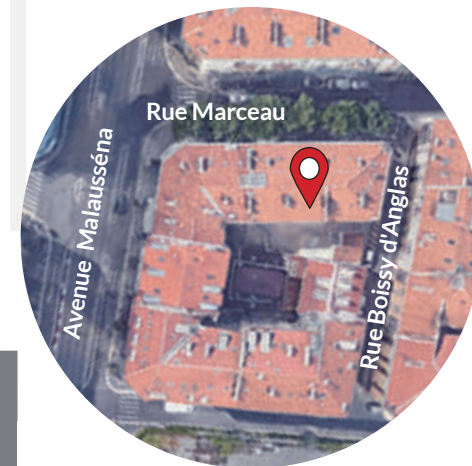
ÉTAGE 1  
T2  
Lot B 12

Séjour Cuisine	24,20 m <sup>2</sup>
Chambre	9,40 m <sup>2</sup>
Salle de bains	2,80 m <sup>2</sup>
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Surface totale	36,40 m <sup>2</sup>
Balcon	1,50 m <sup>2</sup>

BÂTIMENT B



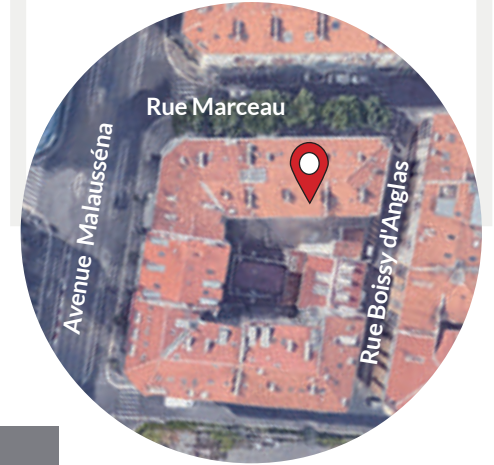
4 avenue Malausséna  
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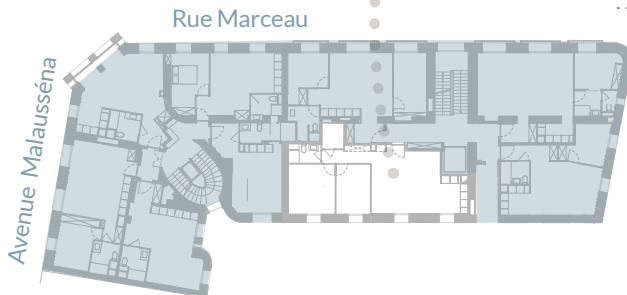
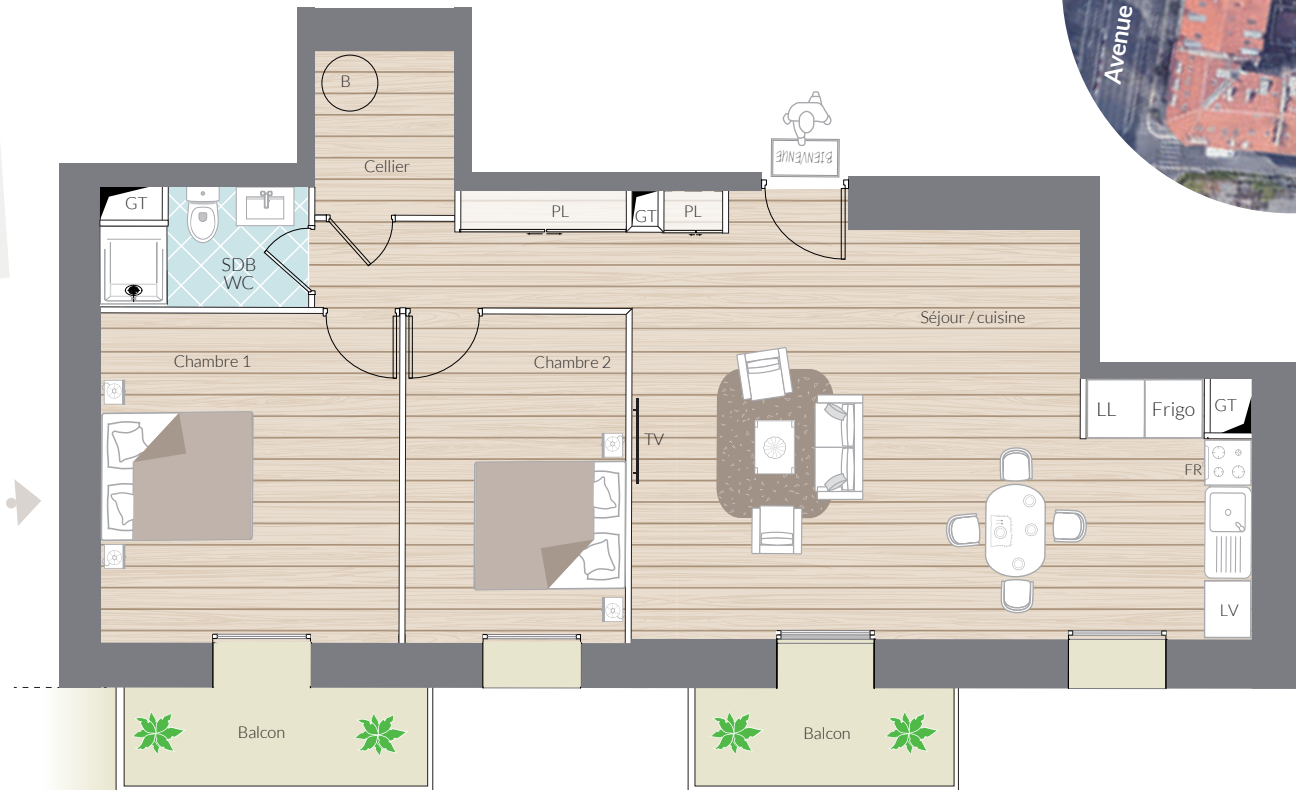
ÉTAGE 2  
T2  
Lot B 21

Séjour Cuisine	35,90 m <sup>2</sup>
Chambre 1	13,50 m <sup>2</sup>
Chambre 2	9,70 m <sup>2</sup>
Salle de bains	3,10 m <sup>2</sup>
Cellier	3,20 m <sup>2</sup>
<hr/>	
<b>Surface totale</b>	<b>65,40 m<sup>2</sup></b>
Balcons	7,00 m <sup>2</sup>

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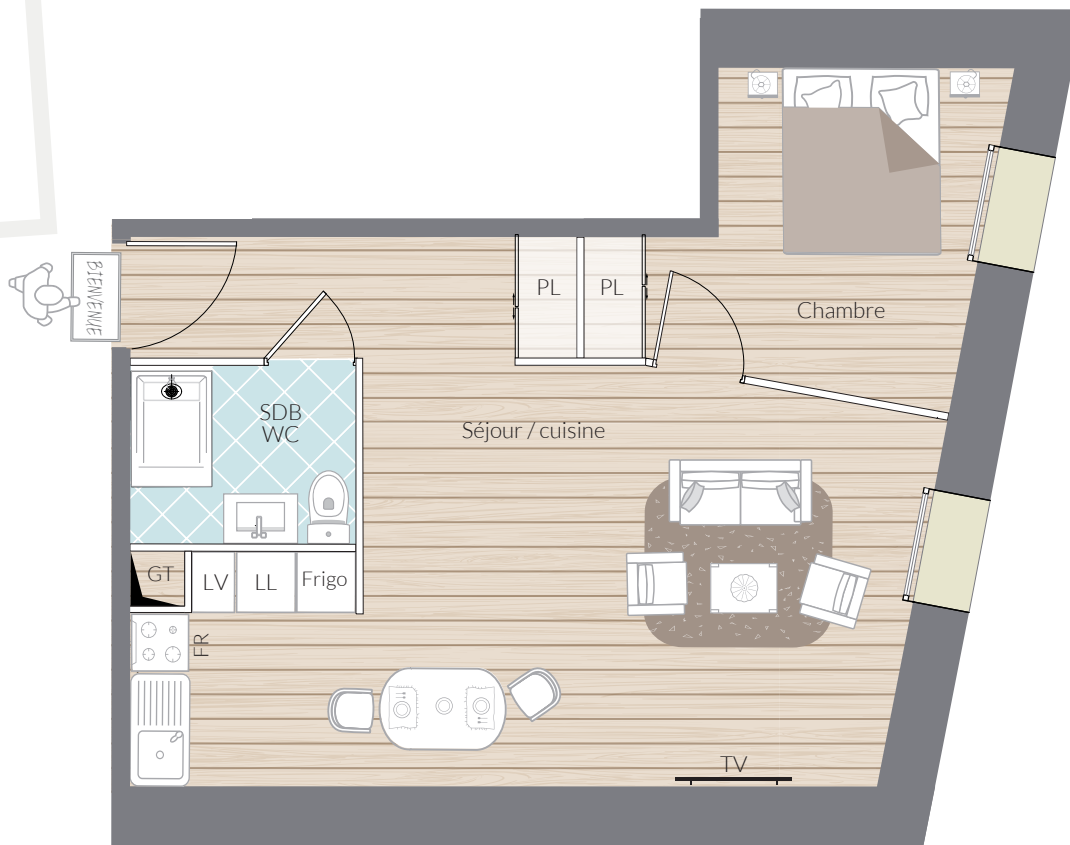
BÂTIMENT B



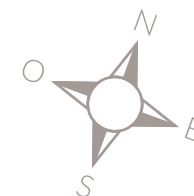
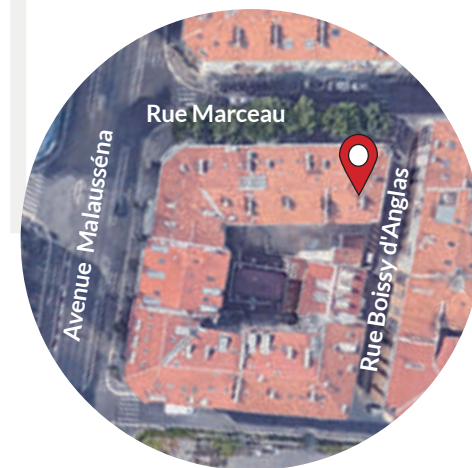
ÉTAGE 2  
T2  
Lot B 24

Séjour Cuisine	25,80 m <sup>2</sup>
Chambre	9,20 m <sup>2</sup>
Salle de bains	3,70 m <sup>2</sup>
Hall	5,10 m <sup>2</sup>
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Surface totale	43,80 m <sup>2</sup>

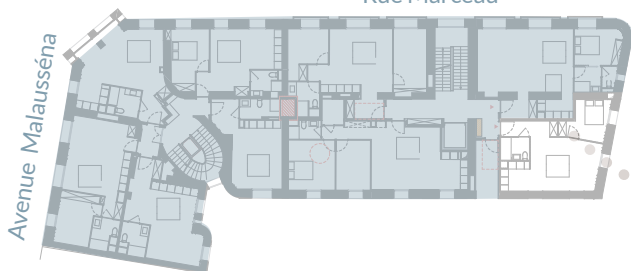
BÂTIMENT B



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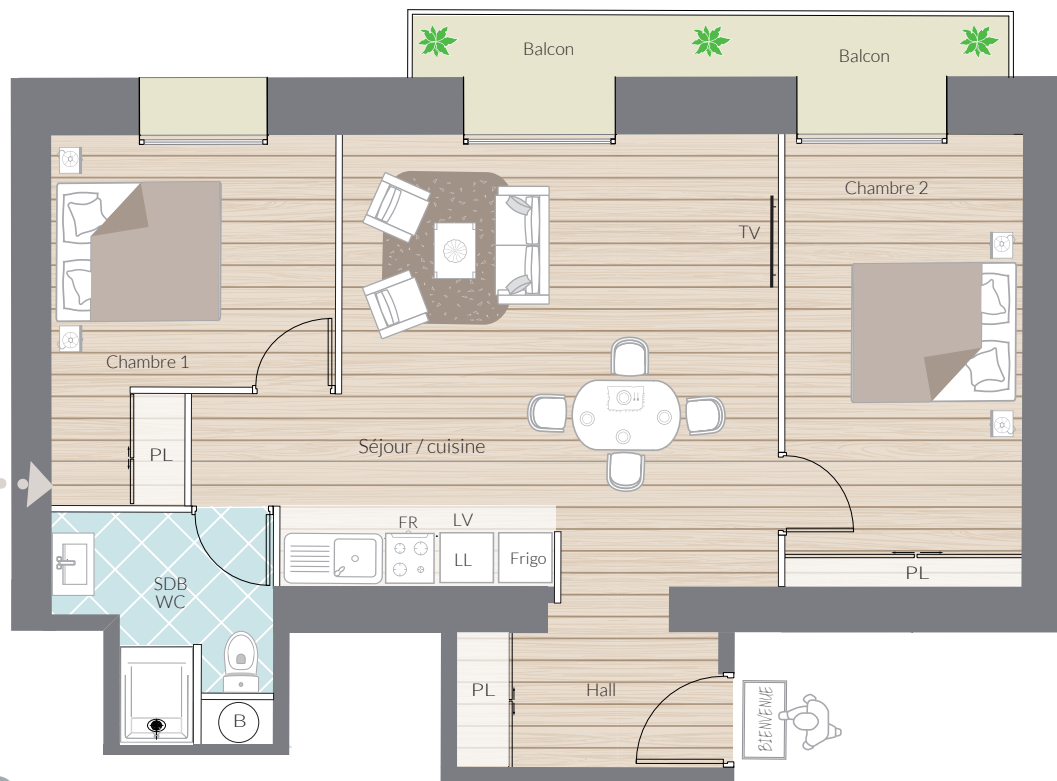
Rue Marceau



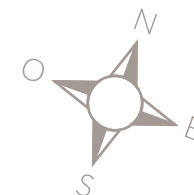
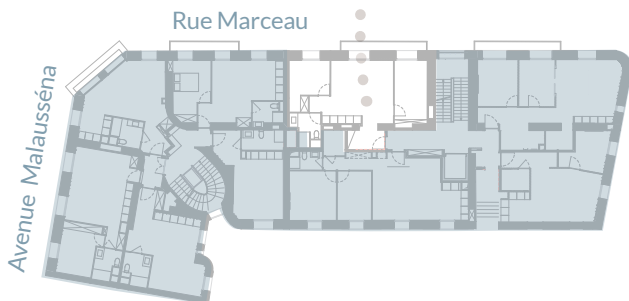
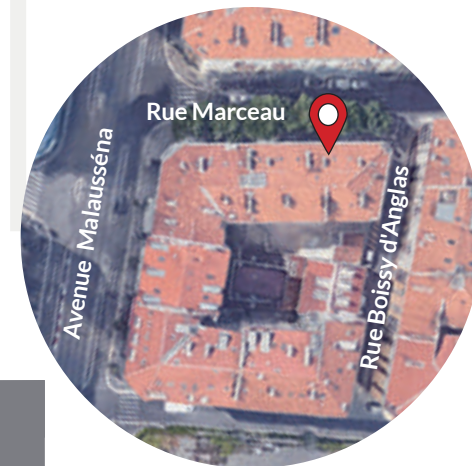
**ÉTAGE 3**  
**T3**  
Lot B 32

Séjour Cuisine	26,90 m <sup>2</sup>
Chambre 1	10,00 m <sup>2</sup>
Chambre 2	12,00 m <sup>2</sup>
Salle de bains	5,20 m <sup>2</sup>
Hall	4,30 m <sup>2</sup>
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<b>Surface totale</b>	<b>58,40 m<sup>2</sup></b>
Balcons	5,00 m <sup>2</sup>

**BÂTIMENT B**



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**ÉTAGE 3**  
**T3**  
Lot B 33

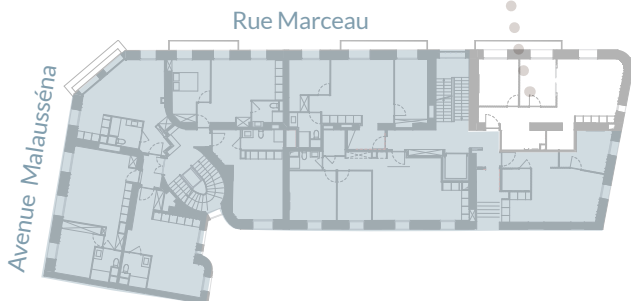
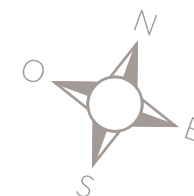
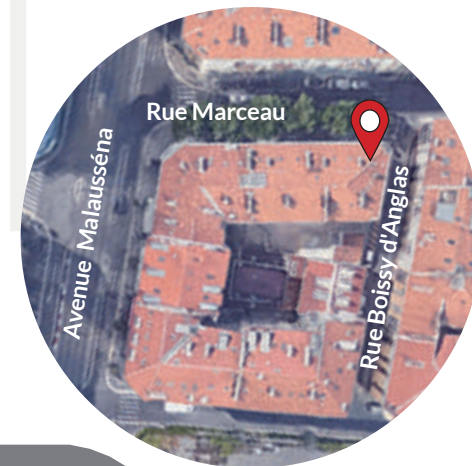
Séjour Cuisine	23,20 m <sup>2</sup>
Chambre 1	10,90 m <sup>2</sup>
Chambre 2	9,90 m <sup>2</sup>
Salle de bains	4,80 m <sup>2</sup>
Hall	7,00 m <sup>2</sup>
Cellier	3,90 m <sup>2</sup>

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**Surface totale** 59,80 m<sup>2</sup>

Balcons 5,00 m<sup>2</sup>

**BÂTIMENT B**

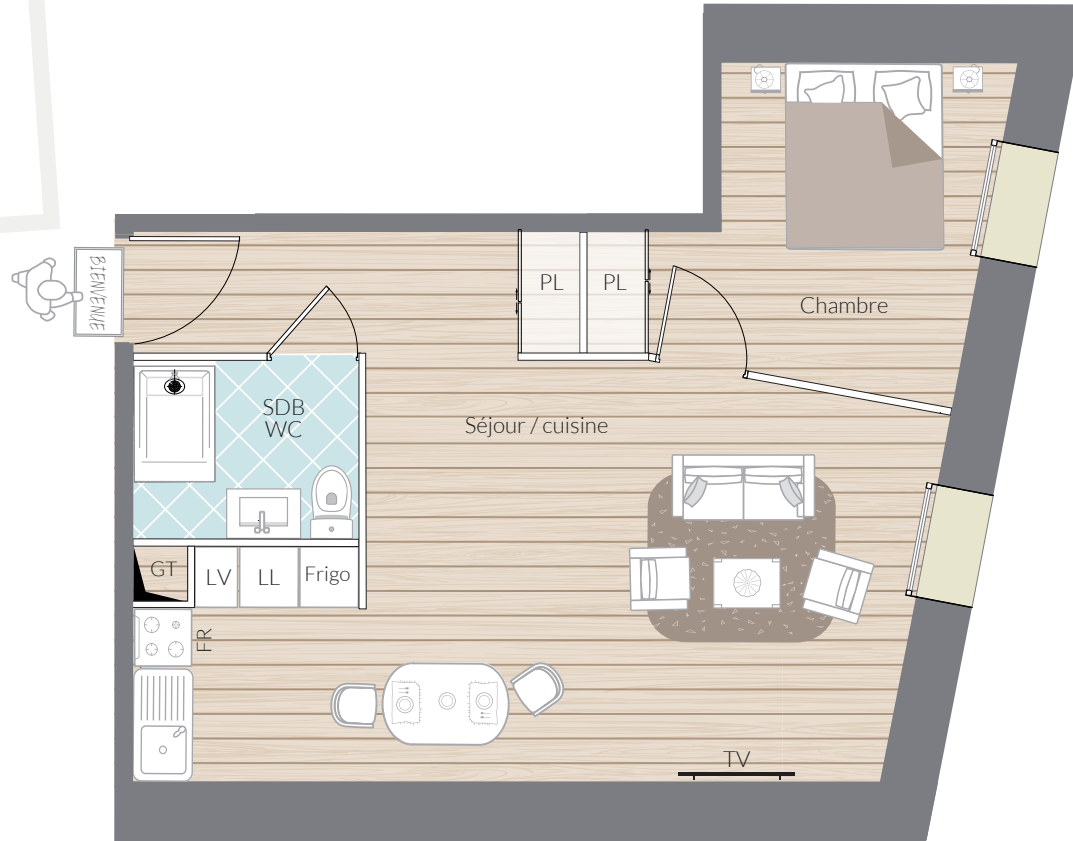
4 avenue Malausséna  
06000 Nice



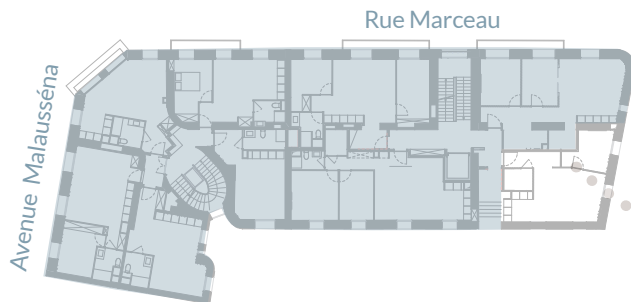
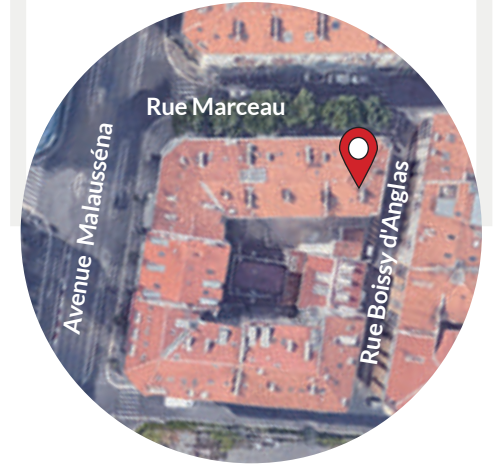
ÉTAGE 3  
T2  
Lot B 34

Séjour Cuisine	25,30 m <sup>2</sup>
Chambre	9,60 m <sup>2</sup>
Salle de bains	3,70 m <sup>2</sup>
Hall	5,10 m <sup>2</sup>
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Surface totale	43,70 m <sup>2</sup>

BÂTIMENT B



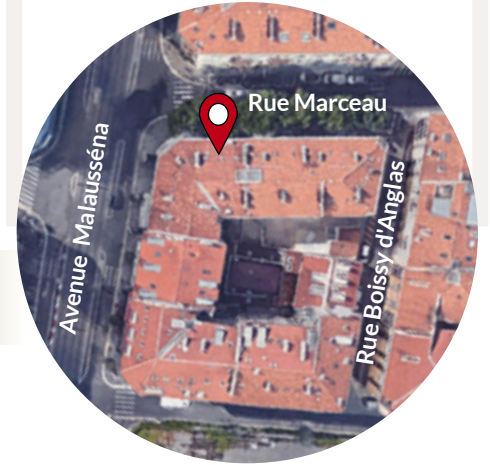
4 avenue Malausséna  
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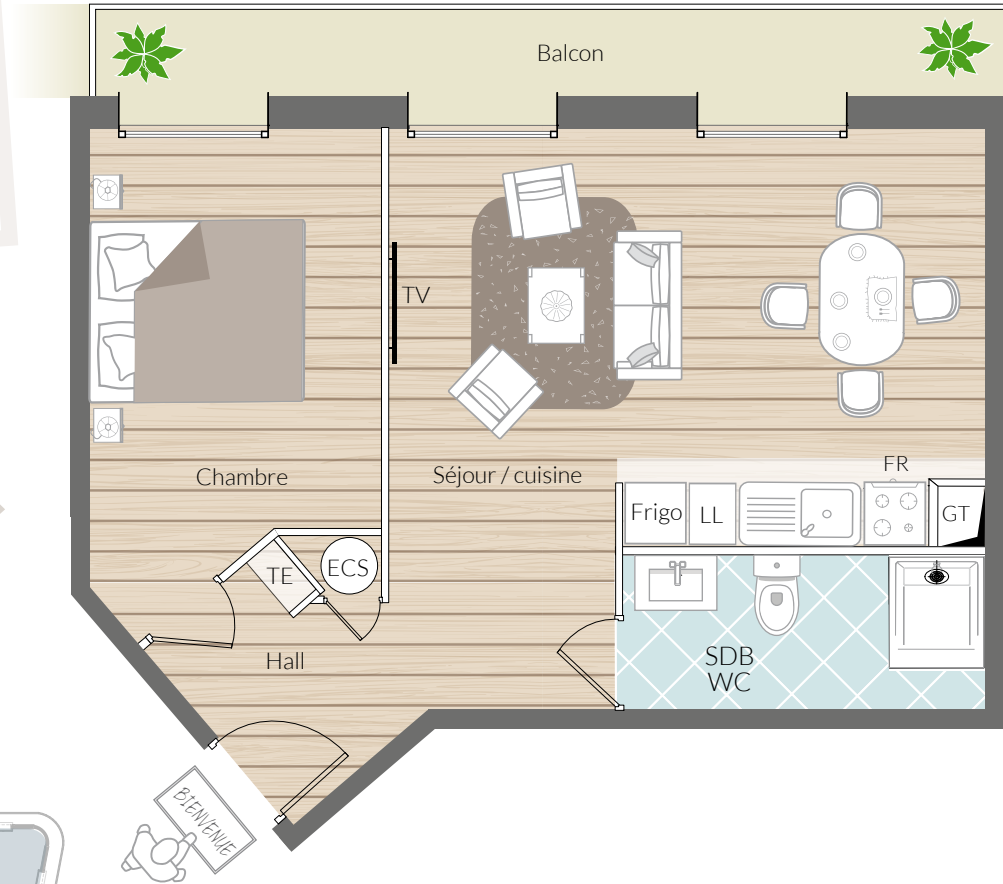
**ÉTAGE 4**  
**T2**  
Lot A 44

Séjour Cuisine	23,00 m <sup>2</sup>
Chambre	11,80 m <sup>2</sup>
Hall	5,90 m <sup>2</sup>
Salle de bains	5,20 m <sup>2</sup>
-----	
<b>Surface totale</b>	<b>45,90 m<sup>2</sup></b>
Balcon	7,00 m <sup>2</sup>

4 avenue Malausséna  
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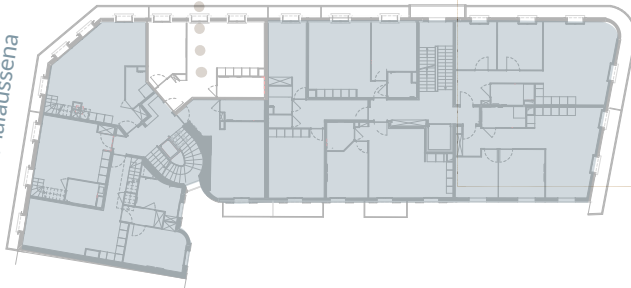
BÂTIMENT A



Rue Marceau



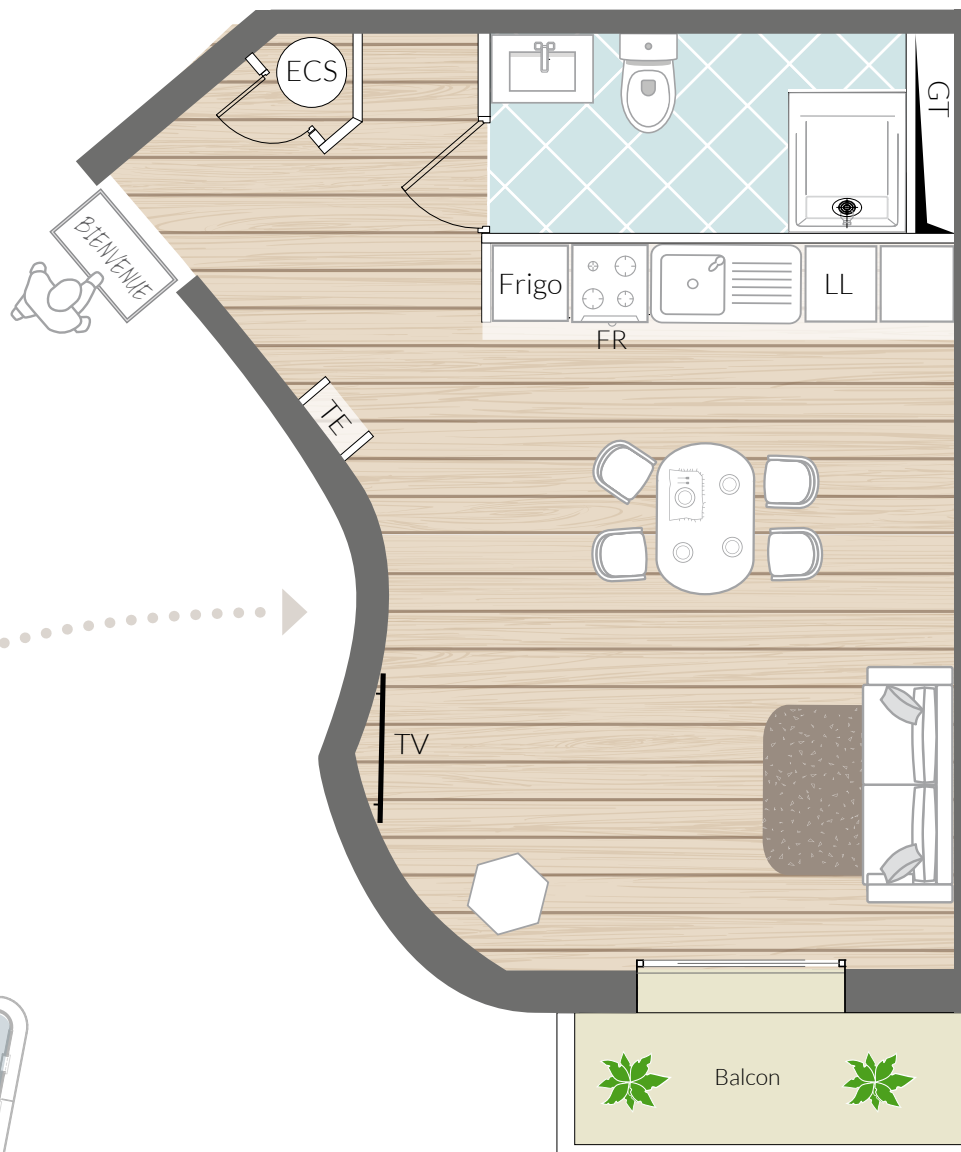
Avenue Malausséna



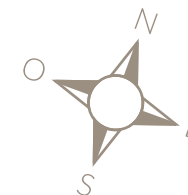
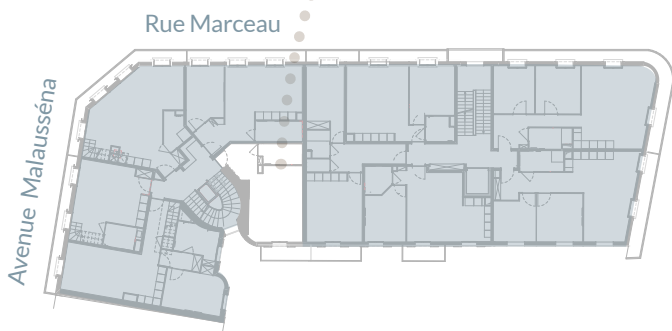
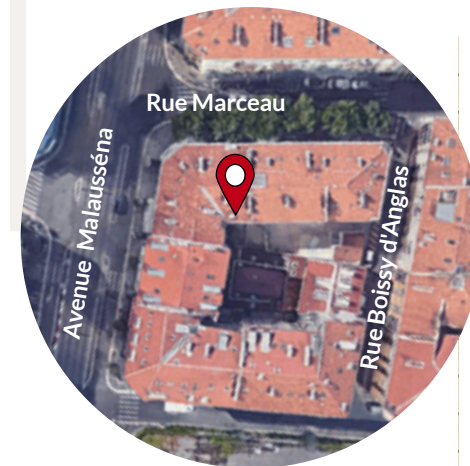
ÉTAGE 4  
T1  
Lot A 45

Séjour Cuisine	23,00 m <sup>2</sup>
Hall	6,60 m <sup>2</sup>
Salle de bains	4,80 m <sup>2</sup>
-----	
<b>Surface totale</b>	<b>34,40 m<sup>2</sup></b>
Balcons	4,00 m <sup>2</sup>

BÂTIMENT A



4 avenue Malausséna  
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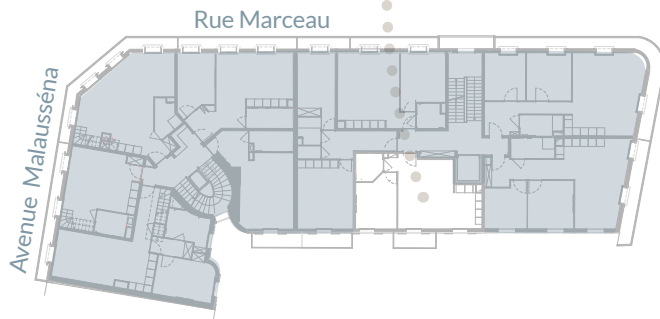
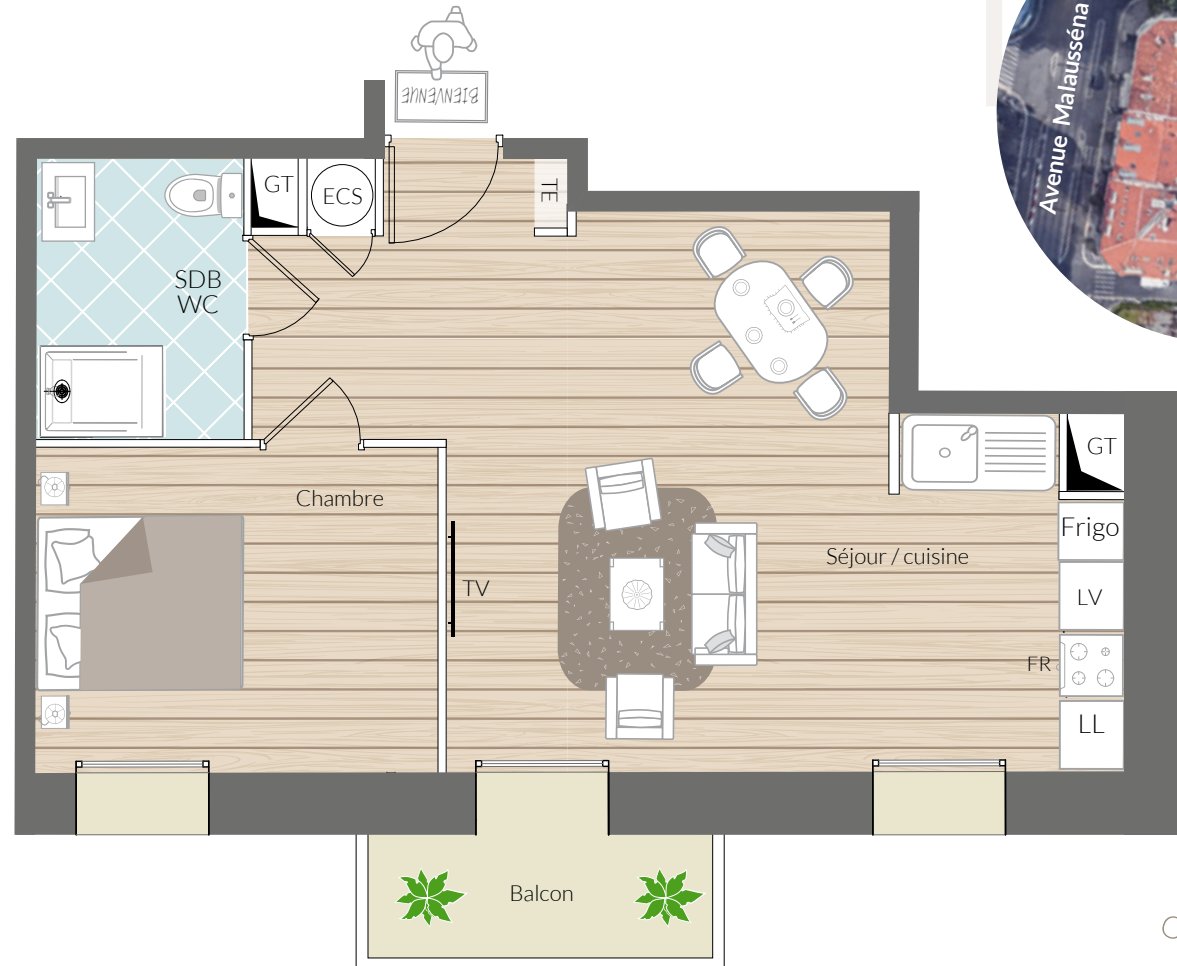
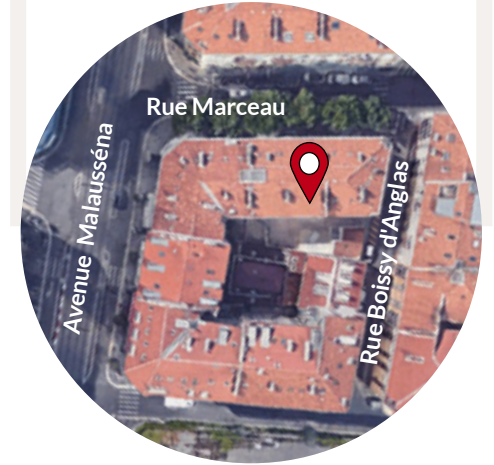


ÉTAGE 4  
T2  
Lot B 41

Séjour Cuisine	29,30 m <sup>2</sup>
Chambre	10,30 m <sup>2</sup>
Salle de bains	4,20 m <sup>2</sup>
-----	
<b>Surface totale</b>	<b>43,80 m<sup>2</sup></b>
Balcon	4,00 m <sup>2</sup>

BÂTIMENT B

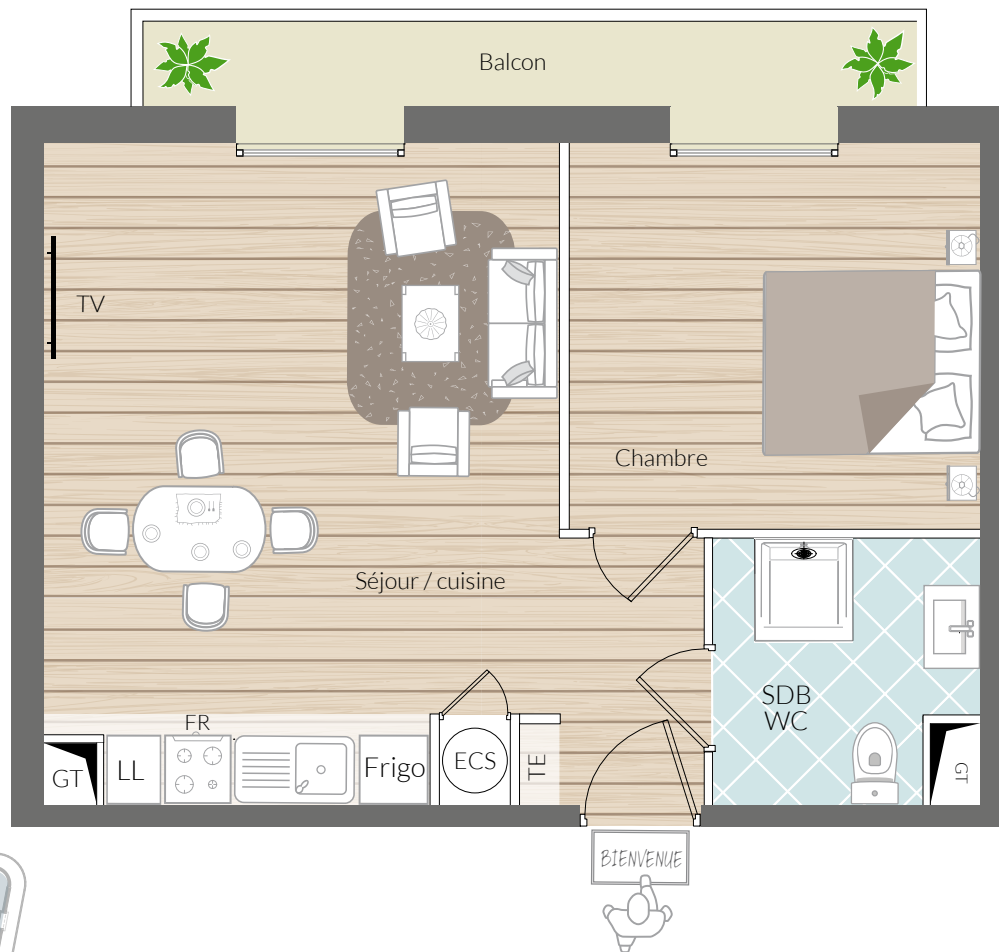
4 avenue Malausséna  
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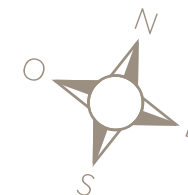
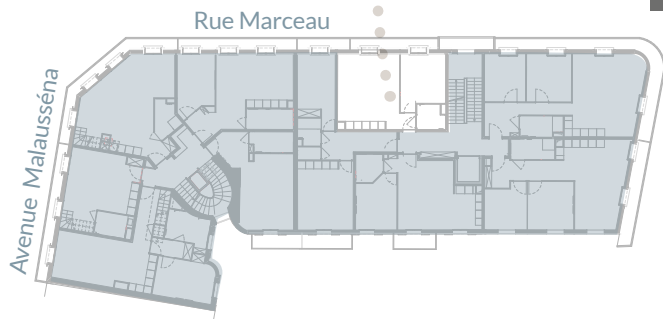
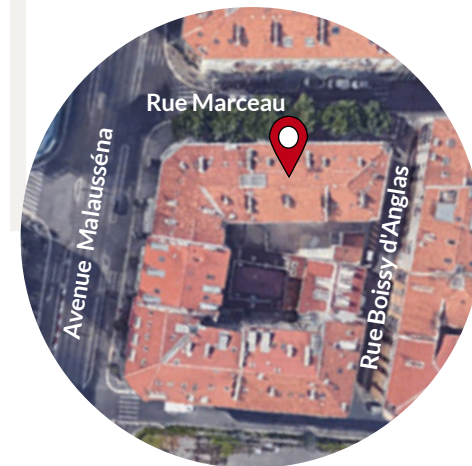
**ÉTAGE 4**  
**T2**  
Lot B 42

Séjour Cuisine	26,00 m <sup>2</sup>
Chambre	10,90 m <sup>2</sup>
Salle de bains	4,40 m <sup>2</sup>
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<b>Surface totale</b>	<b>41,30 m<sup>2</sup></b>
Balcon	6,00 m <sup>2</sup>

**BÂTIMENT B**



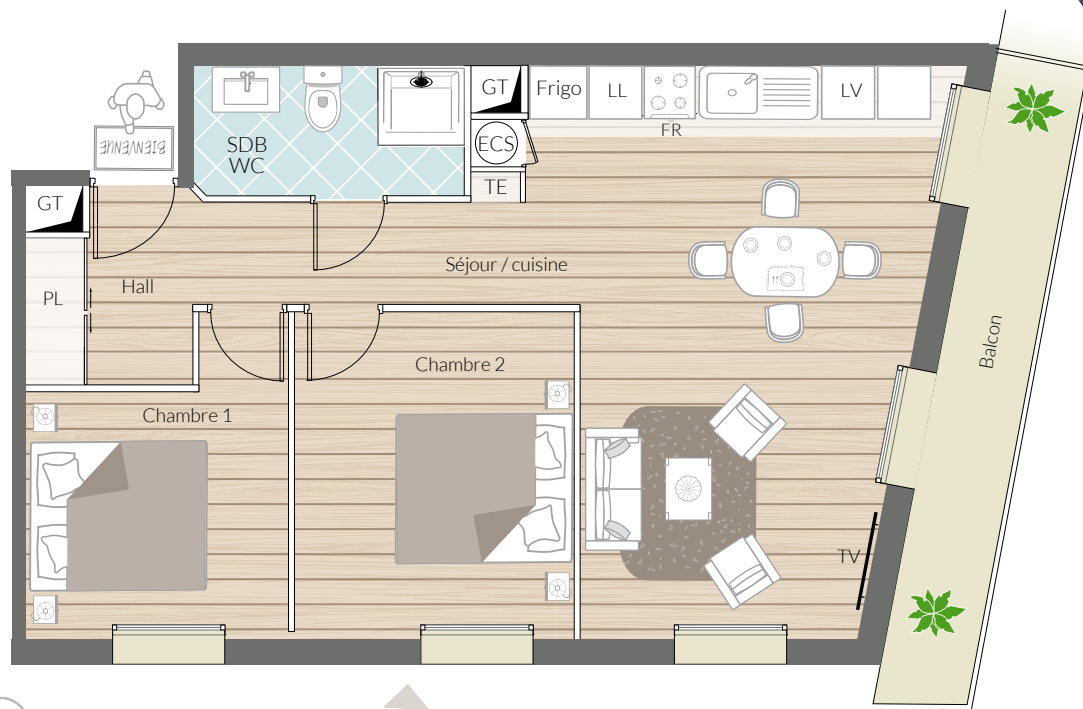
4 avenue Malausséna  
06000 Nice



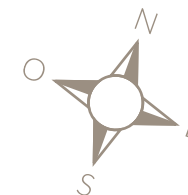
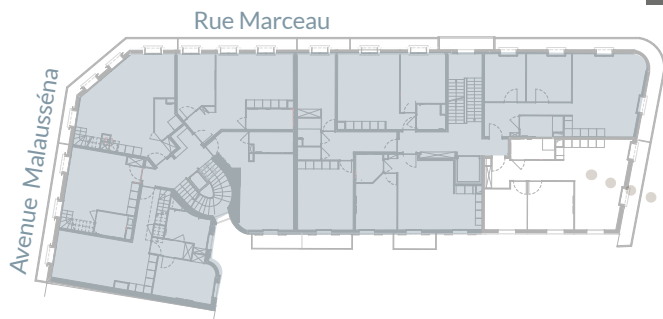
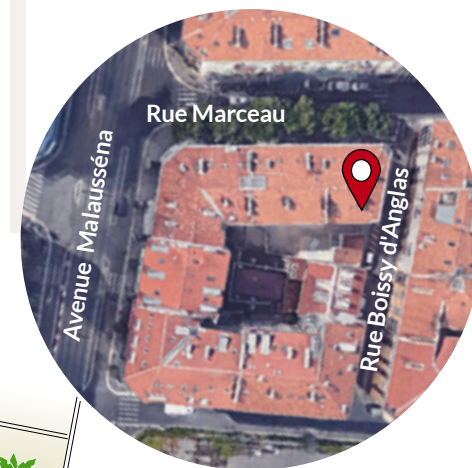
ÉTAGE 4  
T3  
Lot B 44

Séjour Cuisine	28,20 m <sup>2</sup>
Chambre 1	10,10 m <sup>2</sup>
Chambre 2	12,00 m <sup>2</sup>
Salle de bains	4,90 m <sup>2</sup>
Hall	9,00 m <sup>2</sup>
-----	
Surface totale	64,20m <sup>2</sup>
Balcon	7,00 m <sup>2</sup>

BÂTIMENT B



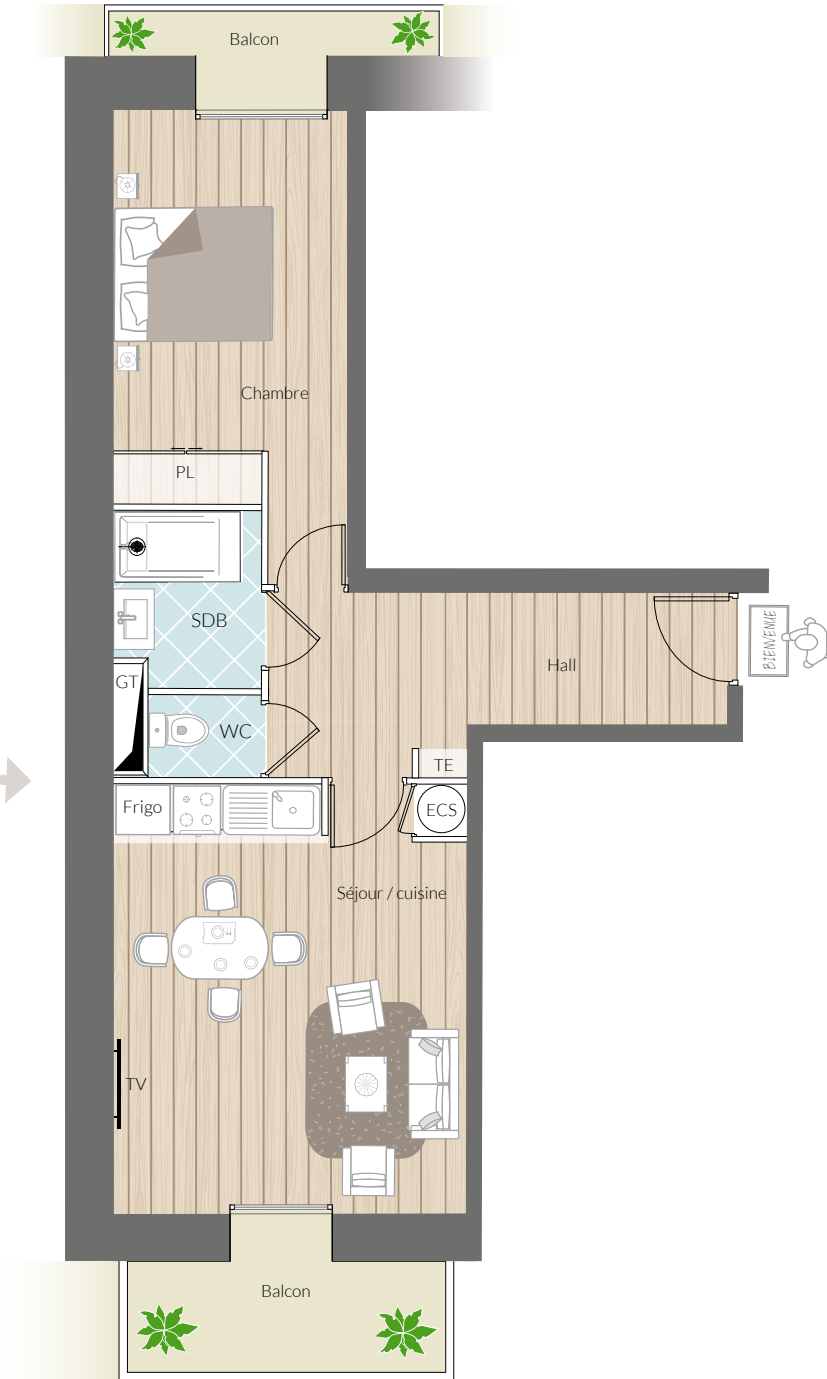
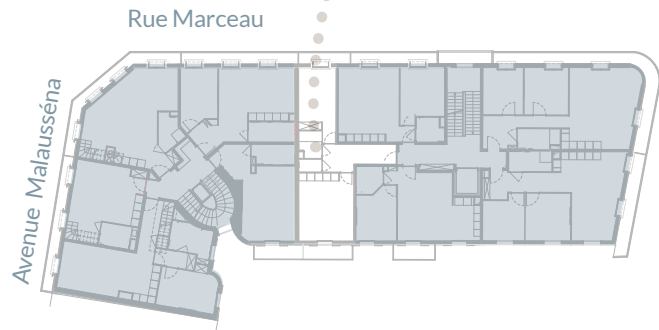
4 avenue Malausséna  
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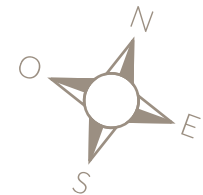
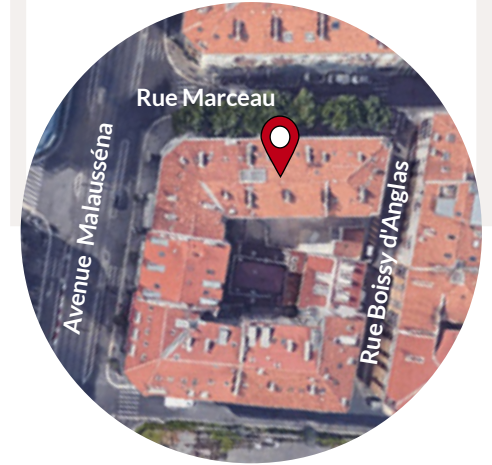
**ÉTAGE 4**  
**T2**  
Lot B 41 bis

Séjour Cuisine	20,50 m <sup>2</sup>
Chambre	13,70 m <sup>2</sup>
Salle de bains	3,30 m <sup>2</sup>
WC	1,20 m <sup>2</sup>
Hall	9,10 m <sup>2</sup>
<hr/>	
<b>Surface totale</b>	<b>47,80 m<sup>2</sup></b>
Balcons	8,00 m <sup>2</sup>

**BÂTIMENT B**



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**ÉTAGE 4**  
**T3**  
Lot B 43

Séjour Cuisine	31,40 m <sup>2</sup>
Chambre 1	10,60 m <sup>2</sup>
Chambre 2	11,70 m <sup>2</sup>
Salle de bains	4,80 m <sup>2</sup>
Hall	9,60 m <sup>2</sup>
<hr/>	
<b>Surface totale</b>	<b>68,10 m<sup>2</sup></b>
Balcons	16,00 m <sup>2</sup>

**BÂTIMENT B**

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