

Vicenza – Veneto

## 8.6% Gross yield: apartment already earning income with college student rent

Property ID: IT22355980



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PURCHASE PRICE: 230.000 EUR • LIVING SPACE: ca. 156 m<sup>2</sup> • ROOMS: 6.5

Property ID: IT22355980 - 36100 Vicenza – Veneto

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## At a glance

Property ID	IT22355980
Living Space	ca. 156 m²
Available from	According to the arrangement
Rooms	6.5
Bedrooms	3
Bathrooms	2
Year of construction	1900

Purchase Price	230.000 EUR
Total Space	ca. 156 m²
Construction method	Solid
Usable Space	ca. 0 m²
Equipment	Guest WC

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	GAS		
Power Source	Gas		



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## The property



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## The property





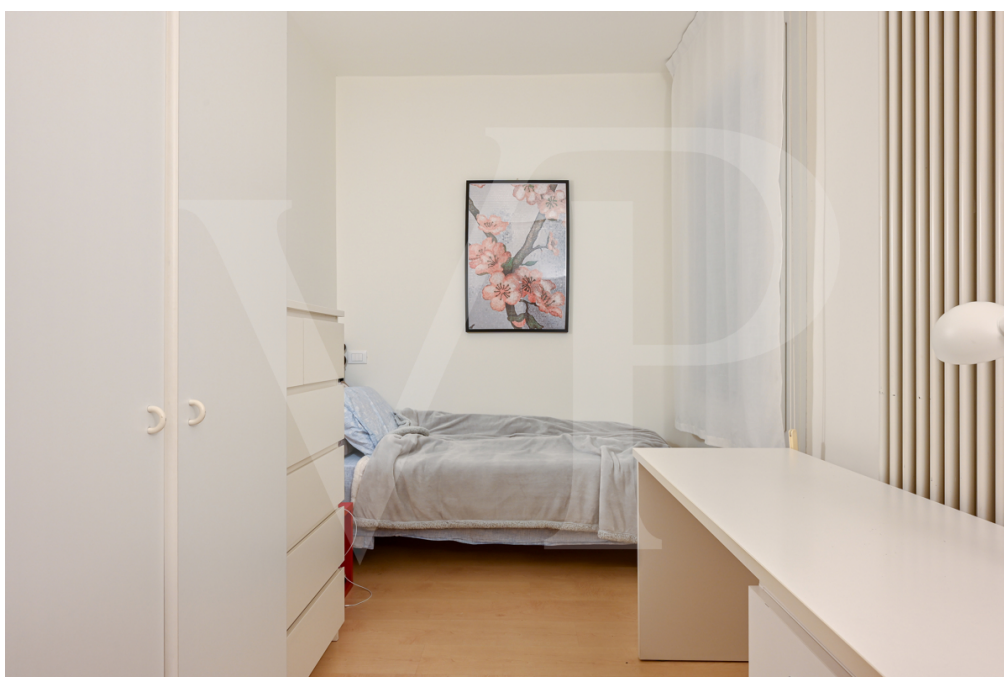
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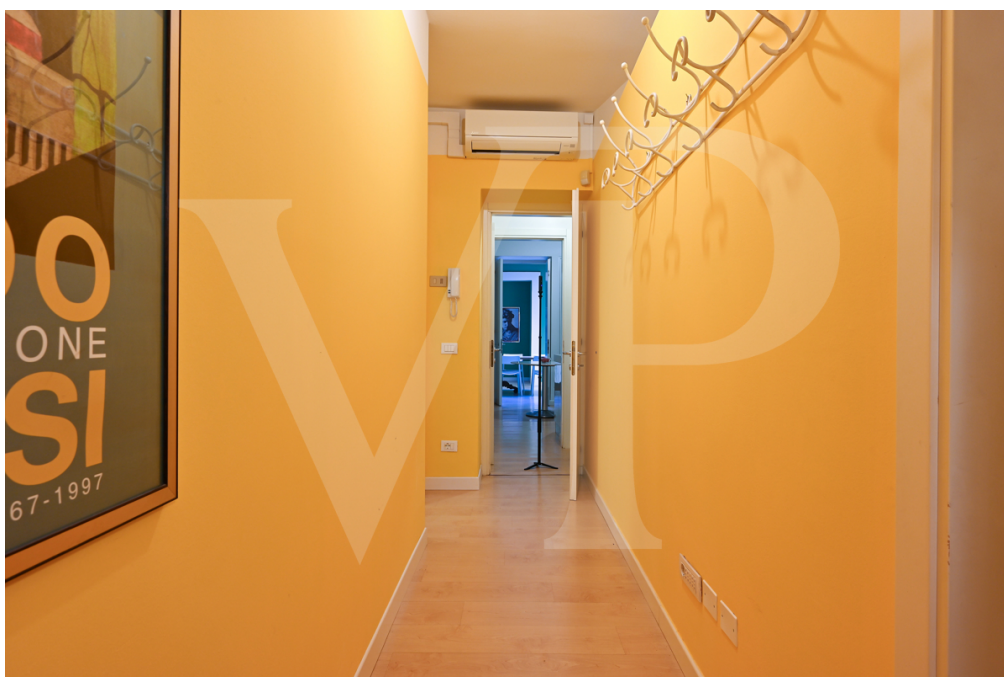
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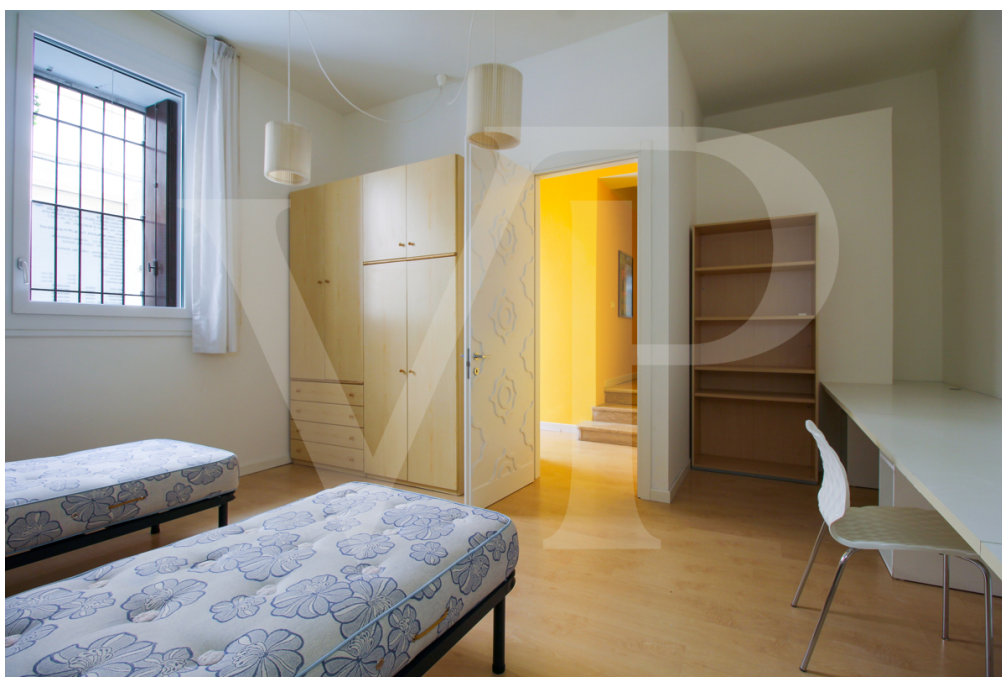
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## A first impression

Apartment already leased in the University Student circuit, with excellent gross yield. Investment with annual gross profitability at 8.6% and application of dry coupon for taxation at 21%. Interesting alternative to the world of financial investments where the capital gain tax rate is at 26%. The apartment is on the ground floor of a building in Stradella San Pietro in the heart of the so-called "Trastevere of Vicenza" next to the very old Oratorio dei Bocalotti (1414) and the church of San Pietro. It is currently rented to 6 students from the University of Vicenza and Padua with a yearly contract renewable from year to year. From the main door we enter the first sleeping area consisting of nice single room with internal sink and a double room of over 20 sqm. Continuing along the corridor we find the large bathroom with ante-bathroom used as laundry corner. A spacious finely furnished kitchen overlooking the dining/sitting area lit by a large skylight and the second front door are the common spaces. The dining room leads to the second sleeping area with a double bedroom on the ground floor and a very bright and spacious study on the second floor.

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## Details of amenities

The apartment does not have parking spaces but you can take a season ticket on the blue stripes as a resident and then park in the church square next door or along the street.

Total current monthly rent €. 1,600.00 (Annual 19,200.00)

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## All about the location

We are located in the neighborhood of San Pietro, 200 meters from Ponte degli Angeli and thus to the Olympic Theater and the rest of Vicenza's historic center. Within a radius of 1 km are the seat of the University of Vicenza, the Court, the Salvi/Trento RSA, the Villa Berica Private Clinic and a little further on the San Bortolo Hospital. Easily reached from the A4 highway exit of Vicenza Est and about 2 km from the Vicenza railway station.

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## Contact partner

For further information, please contact your contact person:

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