

212 000 €

Contact agency  
**LE LAGON IMMOBILIER**

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**For sale apartment**

**2 rooms**

**Surface : 37 m²**

**Surface of the living : 19 m²**

**Exposition : Nord ouest**

**View : Mer**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

**Features :**

lift, Double vitrage isolant, gated,  
SEAVIEW, Porte palière serrure 3 points,  
residential, AIR CONDITIONING, electric  
shutters

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

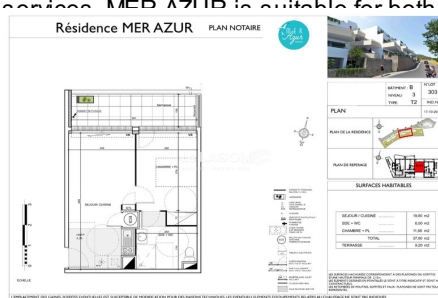
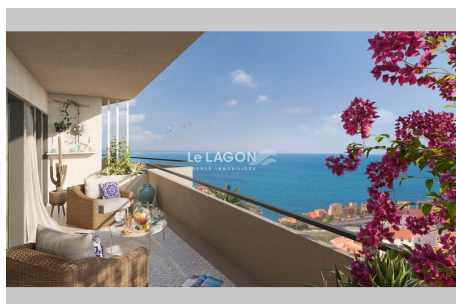
15/06/2025 - Prix T.T.C



## Apartment 3379 Port-Vendres

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, with elevator, compliant with RT 2012 regulations, 73 apartments from type 1 to type 4. On the third floor, a NEW apartment with a surface area of 40 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 20 m² with access to the 9 m² loggia, a bedroom with access to the exterior, with a fitted closet and a large private equipped bathroom and a WC. The apartment has a private parking space. Apartment services : RT 2012 construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, 3-point landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms around the shower tray, fitted kitchen including extractor hood and equipped bathroom, washbasin on unit + mirror + mixer tap + taps, walk-in shower, reversible air conditioning, towel dryer (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and draw-off tap on the exteriors, interior painting (walls, ceilings and frames), tiled loggia (installation on pads). Residence amenities: photovoltaic panels, green spaces with automatic watering, secure access to buildings via videophone and Vigik reader, shared bicycle and stroller storage. Thanks to its high-quality

services, MER AZUR is suitable for both a primary residence and a rental delivery with the proposed package. All performance Certificate (DPE) of A ---



is included