

262 000 €

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

2 parkings

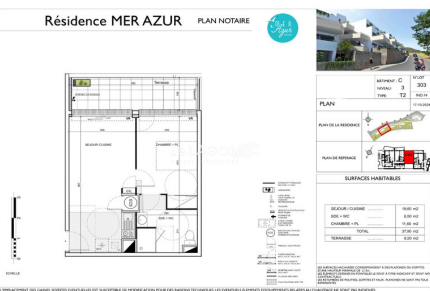
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15/06/2025 - Prix T.T.C



### 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 38 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 loggia of approximately 9 m², 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, shower tray, 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 holiday home.



is included