

262 000 €

Contact agency
LE LAGON IMMOBILIER

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For sale apartment

2 rooms

Surface : 45 m²

Surface of the living : 23 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, residential

1 bedroom

1 terrace

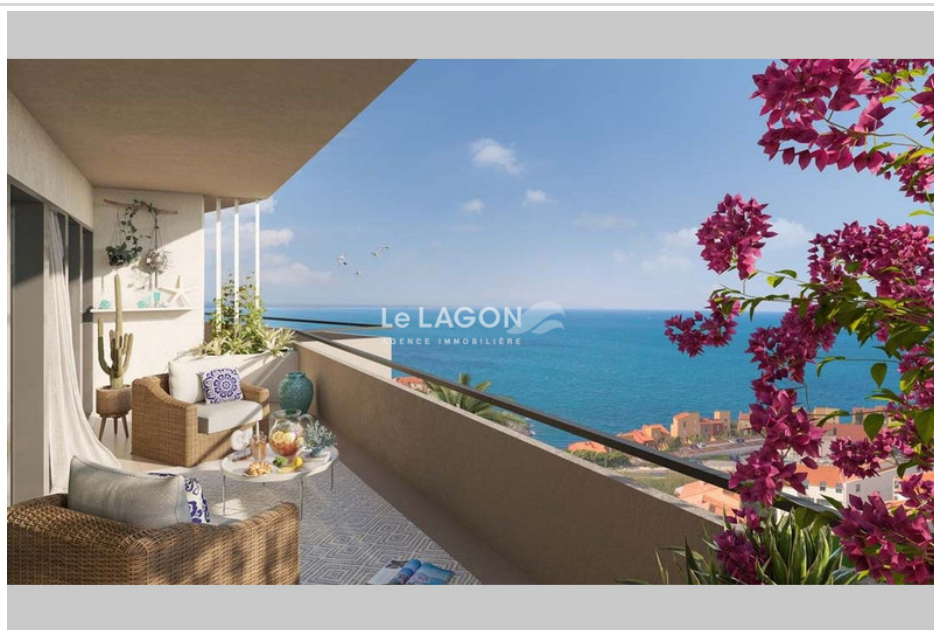
1 shower

1 WC

1 parking

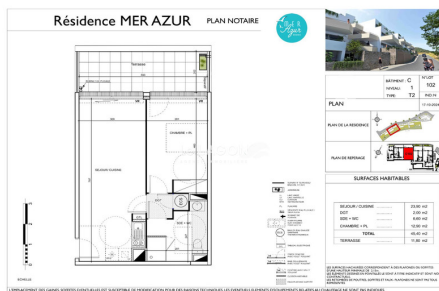
Document non contractuel

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 first floor, a NEW apartment with a surface area of 45 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 24 m² with access to the loggia of approximately 12 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.



shed delivery with the proposed package.
Performance Certificate (DPE) of A. ---

is included