

## Price on request

### Contact agency

#### Villa Francia Immobilier

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-  
immobilier.com

### For sale apartment

2 rooms

Surface : 27 m²

Year of construction : 1989

Exposition : Ouest

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : GOOD

### Features :

double glazing, gated, CALM, residential,  
POOL, Visitor Parking

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 2 Saint-Raphaël

Rade District – Charming Renovated One-Bedroom with Terrace Located on the 2nd and top floor, at the end of the corridor, this lovely one-bedroom apartment of 27.60 m², featuring high-quality renovation and elegant finishes, enjoys a west-facing aspect and a sought-after location just steps from the wave pool, the beach, and Belvédère Square. You'll be captivated by its peaceful, green surroundings, offering a pleasant view over the gardens. The living area opens onto a 7.5 m² terrace, perfect for enjoying sunny breakfasts, sharing aperitifs with friends, or simply embracing the Mediterranean lifestyle. A true turnkey retreat, ideal as a pied-à-terre on the French Riviera, a successful rental investment, or a vacation spot dedicated to relaxation. Management-free – perfect pied-à-terre or rental investment. An exceptional estate between the sea and the Esterel mountains – 5 swimming pools – 1 golf course – tennis and padel courts, shops and restaurants. The fees include water and electricity (thanks to individual submeters, you pay according to actual consumption, after a preliminary estimate). They also cover building maintenance, including various associated contracts (elevator, fire extinguishers, cleaning, general upkeep...) and the property management contract. But that's not all! The fees also cover the maintenance of the entire estate: • the entertainment program (from April to November, 9 a.m. to 11 p.m., for all ages), • the upkeep of roads, street lighting, green spaces (210 hectares!), the 5



software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

### Fees and charges :

Annual current expenses 2 964 €

Well condominium

131 lots in the condominium

