

**Price on request**

**Contact agency**  
**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@lopportunite-  
immobiliere.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 112 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),



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

