

## Price on request

**Contact agency**  
**LE LAGON IMMOBILIER**

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### For sale apartment

**3 rooms**

**Surface : 78 m²**

**Surface of the living : 42 m²**

**Year of construction : 2025**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

### Features :

double glazing, gated, AIR CONDITIONING,  
Local common bikes, residential, electric  
shutters

2 bedroom

1 terrace

2 showers

1 WC

2 parkings

1 cellar

Document non contractuel

15/12/2025 - Prix T.T.C



## Apartment 3372 Argelès-sur-Mer

In a particularly peaceful and private setting, while remaining close to all amenities, within a new upscale condominium compliant with the RE 2020 regulation - milestone 2025, 65 apartments ranging from one- to four-room units. On the second and top floor, a NEW corner apartment covering nearly 80 m² with a loggia, featuring an entrance opening onto an open-plan living-dining-kitchen area of about 42 m² with access to a 12 m² loggia, two separate sleeping areas of 20 and 14 m² respectively, one of which opens to the outside, a fitted bathroom with a walk-in shower, and a separate toilet. The apartment also includes a storage room and two private parking spaces. Apartment features: RE2020 construction standards - milestone 2025, double-glazed exterior joinery with electric roller shutters in PVC or aluminum, insulated front door, closets fitted with sliding doors, 60x60 cm tiling and full-height wall tiles in the bathrooms, equipped kitchen with a central island, sink on cabinet + mirror + mixer tap + fittings, shower tray and shower screen, wall-hung toilet, ducted air conditioning, heated towel rail (bathroom), thermodynamic hot water tank, controlled mechanical ventilation (CMV), antenna and RJ45 sockets, waterproof socket and lighting on private exterior spaces, interior paintwork (walls, ceilings, and woodwork), tiled loggia. Residence amenities: green spaces, secure building access, shared bicycle storage. With its high-end features, MAS ROCA is well suited for a primary

