

**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,  
residential, electric shutters

2 bedroom

1 terrace

2 show ers

1 WC

2 parkings

1 cellar

Document non contractuel

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



## Apartment 3372 Argelès-sur-Mer

In a particularly quiet and private setting, yet close to all amenities, within a new upscale condominium compliant with the RE 2020 - 2025 benchmark regulation, there are 65 apartments ranging from studios to four-room units. On the first floor, a NEW corner apartment of nearly 80 m² with a loggia, featuring an entrance into an open-plan living-dining-kitchen area of about 42 m² with access to a 12 m² loggia, two separate sleeping areas measuring 20 and 14 m² respectively, one with outdoor access, a bathroom equipped with a walk-in shower, and a separate toilet. The apartment includes a storage room and two private parking spaces. Apartment Features: RE2020 - 2025 building standards, double-glazed exterior joinery with electric roller shutters in PVC or aluminum, insulated entrance door, fitted closets with sliding doors, 60x60 cm tile flooring, and full-height wall tiles in the bathrooms, fitted kitchen with a central island, vanity unit with sink + mirror + mixer tap + fittings, shower tray and shower screen, wall-mounted toilet, ducted air conditioning, towel warmer (bathroom), thermodynamic hot water tank, mechanical ventilation (VMC), antenna and RJ45 outlets, waterproof outlet and lighting on the private outdoor areas, interior painting (walls, ceilings, and woodwork), tiled loggia. Residence Amenities: green spaces, secure access to buildings, shared bike storage room. Thanks to its high-end features, MAS ROCA is ideal both as a main residence and as a rental investment. All units will have an energy rating of A

