

Price on request

Contact agency

à la bonne porte

99 avenue picasso

13480 Cabriès

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For sale luxury apartment

4 rooms

Surface : 90 m²

Year of construction : 2006

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : GOOD

Features :

Condominium pool, double glazing, SEA VIEW, duplex, Double Terrasse profonde, AIR CONDITIONING, electric blinds, electric shutters, Fibre optique, intercom

2 bedroom

2 terraces

1 shower

1 WC

1 garage

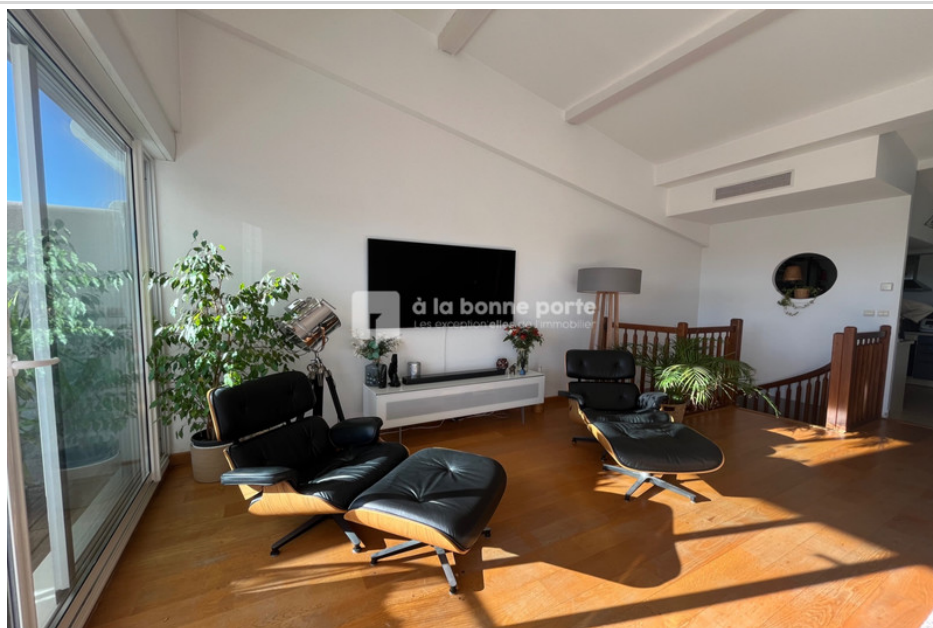
1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

23/12/2025 - Prix T.T.C



Luxury apartment 361 Bandol

EXCLUSIVE DUPLEX DESIGNED BY RICCIOTTI WITH SEA VIEW, CELLAR, AND GARAGE. Located within a prestigious and private gated residence with a swimming pool, conceived by the renowned architect Rudy RICCIOTTI, where art and architecture blend seamlessly: manicured gardens, mosaic, statues, elegant shared spaces—a truly unique atmosphere. Just a 7-minute walk from the port, shops, and beaches of Bandol, this 4-room DUPLEX with unobstructed sea views offers a peaceful and inspiring living environment. On the ground floor, 2 bedrooms each featuring a large closet/dressing room, opening onto a shaded terrace of 42 m², a contemporary shower room, and a separate toilet. A wooden staircase leads upstairs to a semi-open, practical kitchen and an enclosed space with large glass panels that can adapt to your lifestyle: bedroom/office/studio/lounge area or sunroom. The living/dining room, with its high ceilings and exposed beams, opens onto a 22 m² terrace with sea views. This rare, distinctive, and unique property with high-end features—wood flooring, ducted reversible air conditioning, large bay windows, fiber optic internet, and more—is completed by an insulated cellar of 7 m² and a 15 m² enclosed garage in the basement. Monthly fees of approximately 330 euros include heating, air conditioning, and cold water. Co-ownership of 39 residential units with no ongoing legal proceedings. Valérie DELTOUR SEELI, real

estate agent at A la bonne porte, RSAC 917536443 in Toulon. Information about risks related to this property is available on the Géorisques website:

www.georisques.gouv.fr.

Fees and charges :

Annual current expenses 3 960 €

Well condominium

36 lots in the condominium

