

488 400 €

Contact agency
LE LAGON IMMOBILIER

9, rue Bossuet
66750 SAINT CYPRIEN PLAGE
04 68 37 47 07 / contact@agencelelagon.fr

For sale apartment

3 rooms

Surface : 53 m²

Surface of the living : 27 m²

Exposition : Nord est

View : Mer

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, Double vitrage isolant, gated, AIR
CONDITIONING, SEAVIEW, electric
shutters, Porte palière serrure 3 points,
electric shutters, residential

2 bedroom

1 terrace

2 showers

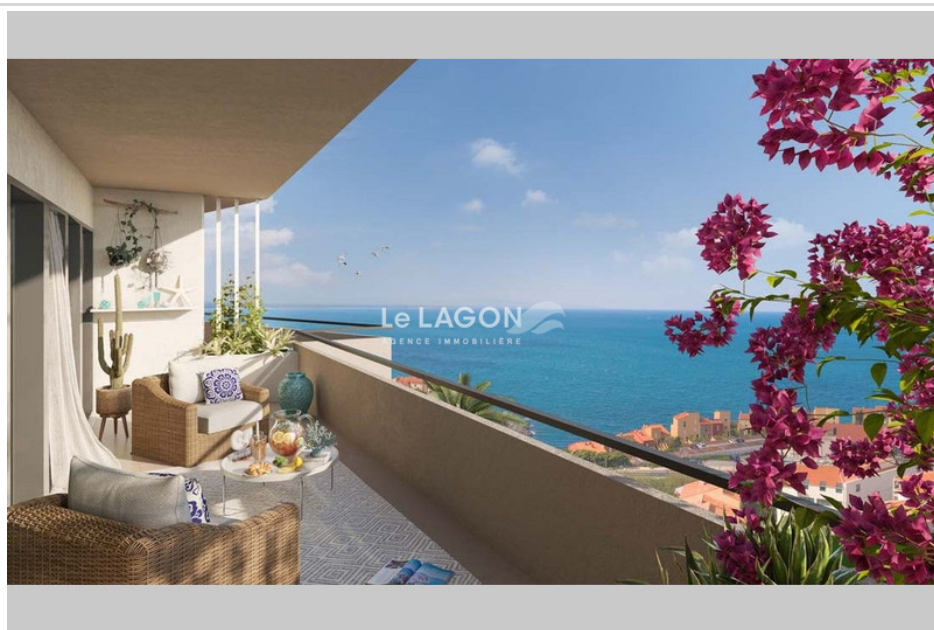
1 WC

2 garage

1 parking

Document non contractuel

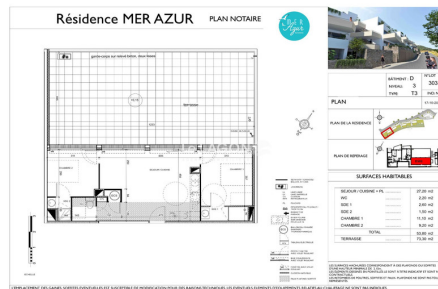
15/06/2025 - Prix T.T.C



Apartment 3372 Port-Vendres

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, with elevator, compliant with RT 2012 regulations, 73 apartments from type 1 to type 4. On the third floor, a NEW corner apartment with a surface area of 53.80 m² with a SEA view terrace of 74 m², comprising an entrance to a living room-lounge-open-plan kitchen equipped with approximately 27 m² panoramic sea view, 2 separate sleeping areas with private bathroom of almost 14 m² and 11 m², and a separate WC. The apartment has two garages and a private parking space. Apartment services: RT 2012 construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, 3-point landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms around the shower tray, fitted kitchen including extractor hood and equipped bathroom, washbasin on unit + mirror + mixer tap + taps, shower tray, reversible air conditioning, towel dryer (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and draw-off tap on the exteriors, interior painting (walls, ceilings and frames), tiled loggia (installation on pads). Residence amenities: photovoltaic panels, green spaces with automatic watering, secure access to buildings via videophone and Vigik reader, shared bicycle and stroller storage. Thanks to its

high quality services, MER AZUR is suitable for both a primary residence and a holiday delivery with the proposed package. Performance Certificate (DPE) of A ---



is included