

298 400 €

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 : 58 m²

Surface of the living : 24 m²

Exposition : Nord ouest

View : Mer

Hot water : Individuelle thermodynamique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel

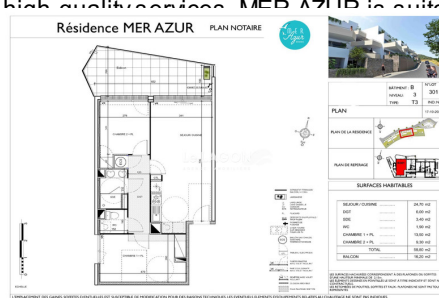
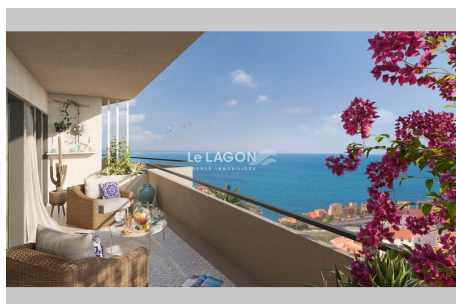
15/06/2025 - Prix T.T.C



Apartment 3379 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 59 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 25 m² with access to a 16 m² balcony, 2 bedrooms with fitted wardrobes, one of which offers access to the outside, a fitted shower room and a separate WC. The apartment has 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