

Price on request

Contact agency

Esterel Immobilier

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For sale apartment

3 rooms

Surface : 38 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud est

View : Mer

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

Features :

double glazing, gated, CALM, residential, POOL, Visitor Parking

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/10/2025 - Prix T.T.C



## Apartment 159 Saint-Raphaël

RARE - Village Center - Wide Layout - 2-Bedroom - Parking Beautiful wide-layout apartment of 38.85 m<sup>2</sup>, located in the heart of the village at Place des Arcades, featuring a covered terrace with sea and pool views. It includes a bright living room with 3 sleeping spaces, a fully equipped kitchen, a bathroom, a shower room with WC, a cabin with bunk beds, and a master bedroom with a double bed and storage. A private underground parking space completes this property. The apartment is free to manage, making it ideal as a pied-à-terre or rental investment. Situated in the exceptional Cap Estérel estate between the Mediterranean Sea and the Estérel mountains, you'll enjoy 5 swimming pools, a golf course, tennis and padel courts, as well as shops and restaurants just steps away. Charges include water and electricity (billed via individual submeters, so you only pay for what you actually use, following a preliminary estimate). They also cover building maintenance, including all related contracts (fire extinguishers, cleaning, general upkeep...) and the property management fee. But that's not all! Charges also cover the upkeep of the entire estate: • the entertainment program (from April to November, 9 a.m. to 11 p.m., for all ages), • maintenance of roads, street lighting, green spaces (210 hectares!), the 5 pools, the golf course, • security service available 365 days a year, • and the little train that connects the village to Débarquement beach, with stops at the hamlet - a true local charm. In short,



120 lots in the condominium