

**Price on request**

**Contact agency**

**Orion Immobilier**

503 Avenue de la Mer

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**For sale duplex**

**4 rooms**

**Surface : 83 m²**

**Surface of the living : 25 m²**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, residential

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

19/12/2025 - Prix T.T.C



## Duplex 2616 Mandelieu-la-Napoule

Superb new 4-room apartment with a surface area of 86 m², located on the 2nd floor of a new luxury residential building with only 2 floors. This refined living space, nestled in the Cottage district, offers a southern exposure with an unobstructed view. It benefits from a 32 m² living room opening onto an equipped American kitchen, 3 bedrooms, 1 bathroom, 1 shower room, 2 terraces of 20 m² and 2 parking spaces. The apartment also has quality services: elevator, double glazing, secure residence, quiet, individual heating, reversible air conditioning and individual hot water. It will seduce the most demanding with its new interior condition and its peaceful residential environment.

**Fees and charges :**

Annual current expenses 2 304 €

Well condominium

20 lots in the condominium

