

609 000 €

Contact agency
LE LAGON IMMOBILIER

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

For sale apartment

4 rooms

Surface : 68 m²

Surface of the living : 26 m²

Exposition : Sud nord

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, electric shutters

3 bedroom

1 terrace

1 shower

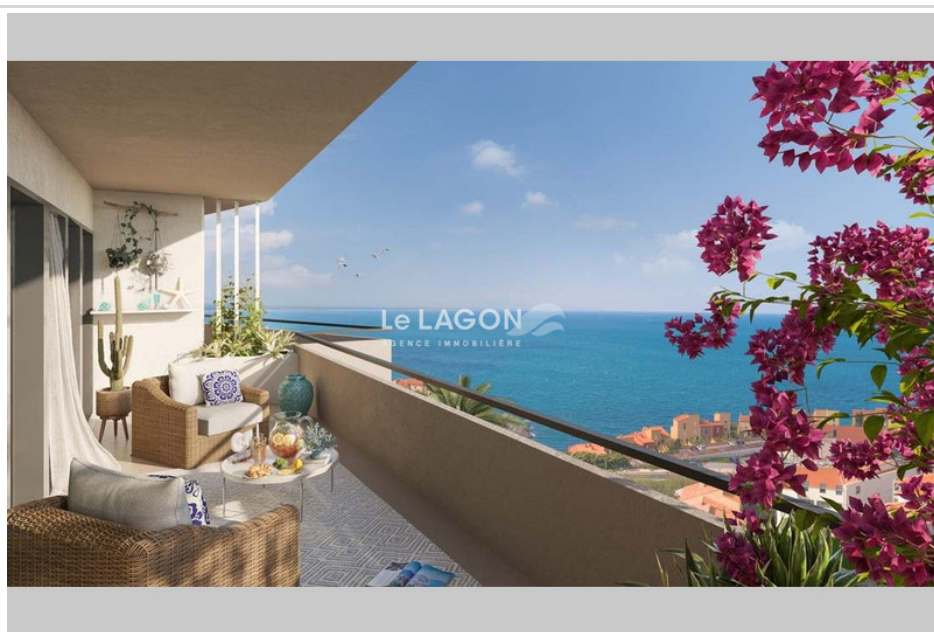
1 WC

1 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 fourth floor, a NEW apartment with a surface area of approximately 70 m² with balcony-terrace panoramic SEA view, comprising an entrance to a living room-lounge-American kitchen of approximately 30 m² with access to a terrace of 73 m², 3 bedrooms, including 2 with fitted wardrobe, which offer access to the outside, a fitted shower room and a separate WC. The apartment has a garage 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, 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

it, with the option of furnished delivery with
ins will have an Energy Performance
ARY FEES ---

is included

