

## Price on request

### Contact agency

#### Webcam Immobilier

14, Avenue des Broussailles

06400 Cannes

+33 (0)4 93 39 11 68 /

info@webcamimmobilier.com

### For sale apartment

1 room

Surface : 23 m²

Year of construction : 1989

Exposition : Est

View : Jardin

Hot water : Collective

Inner condition : GOOD

Standing : prestige

Building condition : GOOD

### Features :

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

1 bedroom

1 terrace

1 bathroom

1 WC

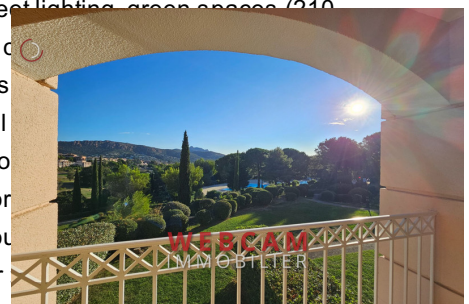
1 parking

Document non contractuel



## Apartment 1838 Agay

Air-conditioned STUDIO + covered parking - Cap Estérel - LE HAMEAU - Allée de l'Horizon – Agay Located in the prestigious Cap Estérel estate in Agay, this charming air-conditioned studio of 23.50 m² on the ground floor, with easy access, offers a great opportunity, whether as a seaside pied-à-terre or a rental investment. It features a bright living area opening onto an East-facing terrace, perfect for enjoying the morning sun and offering a pleasant unobstructed view of the estate's gardens and the Estérel mountains. This studio is sold free of any management contract, giving you full freedom over its use. A space in the covered parking completes the property. The estate, nestled between the Mediterranean Sea and the Estérel massif, offers an exceptional living environment with numerous amenities: five swimming pools, a golf course, tennis and padel courts, as well as shops and restaurants just steps away. A true haven of peace in a secure and sought-after setting. The fees include water and electricity (thanks to individual submeters, you only pay for what you actually consume, after an estimated advance). They also cover the building's maintenance, including associated contracts (elevator, fire extinguishers, cleaning, general upkeep...) and the property management fee. But that's not all! The fees also cover the maintenance of the estate: • the entertainment program (from April to November, 9 a.m. to 11 p.m., for all ages) • the upkeep of roads, street lighting, green spaces (210



Fees and charges :

Annual current expenses 1 980 €

Well condominium

97 lots in the condominium