

**Price on request**

**Contact agency**  
**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / info@loportunite-  
immobiliere.com

**For sale apartment**

**1 room**

**Surface : 27 m²**

**Year of construction : 1989**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

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

1 terrace

1 bathroom

1 WC

Document non contractuel



## Apartment Agay

Rare find! Accessible Studio - LARGE SOUTH-FACING SEA VIEW WITH CORNER TERRACE - Allée du Golf. Agay, in the stunning village of Cap Estérel, nestled between the sea and the Estérel hills. Beautiful 27m² studio cabin with 4 sleeping spaces, located on the ground floor, south-facing, with a superb sea view and overlooking the Semaphore. On-site amenities include swimming pools, golf, restaurants, shops, tennis courts, and a wide range of activities. Beach reachable on foot or by the charming little train! A true cozy retreat, ready to move in, perfect for those who love relaxing, clever investors, or lovers of the French Riviera. Available for management-free ownership – ideal as a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel hills – 5 pools – 1 golf course – tennis and padel courts, shops, and restaurants. Charges cover water and electricity (thanks to individual submeters, you pay according to your actual consumption, after a preliminary estimate). They also include the building maintenance, covering related contracts (elevator, fire extinguishers, cleaning, general upkeep...) as well as the property management fees. But there's more! The charges also include maintenance of the estate: • the entertainment program (from April to November, 9 am to 11 pm, for all ages), • upkeep of roads, public lighting, green spaces (210 hectares!), the 5 swimming pools, and the golf course, • security service 24/7 days a year, • and the little train.



information on request).

**Fees and charges :**

**Annual current expenses 2 712 €**

Well condominium

88 lots in the condominium