

## Price on request

Contact agency

**Esterel Immobilier**

52 Rue des Calanques

83530 Agay

04 94 40 70 10 / info@esterelimmobilier.fr

**For sale apartment**

**1 room**

**Surface : 22 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

**Energy class (dpe) : D**

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

Document non contractuel

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



## Apartment 160 Saint-Raphaël

**Air-Conditioned Studio – Cap Estérel – Rue des Jardins – Agay** Located in the prestigious Cap Esterel estate in Agay, this charming air-conditioned studio of 22.80 m² on the garden level, with easy access, represents a great opportunity, whether for a seaside pied-à-terre or a rental investment. It features a bright living area opening onto a southeast-facing terrace, perfect for enjoying the morning sun and offering a pleasant unobstructed view of the sea and the estate's gardens. This studio is sold free of any management contract, giving you full freedom on how to use it. The estate, nestled between the Mediterranean Sea and the Estérel mountains, 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 a short walk away. A true haven of peace in a secure and sought-after setting. The fees include water and electricity (with individual submeters, so you pay according to your actual consumption after a forecast estimate). They also cover building maintenance, including related contracts (fire extinguishers, cleaning, general upkeep...), as well as the property management contract. But that's not all! The fees also cover estate maintenance: • the entertainment program (from April to November, 9 a.m. to 11 p.m., for all ages), • the upkeep of roads, public lighting, green spaces (210 hectares!), the five swimming pools, and the golf course, • the security service year-round, • and the little train.



Annual current expenses 2 292 €

Well condominium

182 lots in the condominium

www.annoncefrance.immo