



## Price on request

**For sale apartment**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1989**

**Exposition : Ouest**

**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

**Energy class (dpe) : D**

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

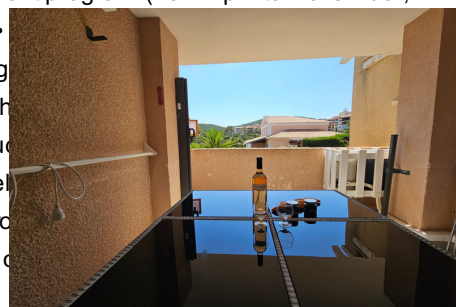
Document non contractuel

17/07/2025 - Prix T.T.C



## Apartment 1838 Agay

Rade district - 2 rooms - single-story access Ideally located on the ground floor, close to the wave pool and the start of Rue des Commerces, this 27.26 m² 2-room apartment, renovated, optimized and air-conditioned, welcomes you in a calm and peaceful setting, with a view of the gardens. Outside, a 7.90 m² terrace extends the living space: ideal for breakfasts, aperitifs or simply admiring the panorama. Inside, the space has been cleverly optimized to provide five comfortable beds. A real cocoon, ready to use, for lovers of relaxation, smart investors or lovers of the Côte d'Azur. Freehold property - ideal for a pied-à-terre or rental investment. Exceptional estate between the sea and the Esterel mountains - 5 swimming pools - 1 golf course - tennis and padel courts, shops and restaurants. The charges include water and electricity (thanks to individual sub-meters, you pay according to your actual consumption, after a provisional estimate). They also cover the maintenance of the building, including the various related contracts (elevator, fire extinguishers, cleaning, general maintenance, etc.) as well as the management contract. But that's not all! The charges also include the maintenance of the estate: • the entertainment program (from April to November,



**Fees and charges :**

**Annual current expenses 2 712 €**

**Well condominium**

**131 lots in the condominium**