



179 000 €

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

06/07/2025 - Prix T.T.C



## Apartment 112 Saint-Raphaël

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 2-room apartment of 27.26 m², 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



authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

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Document non contractuel - Barème de prix disponible sur notre site internet

Annual current expenses 2 712 €

Well condominium

131 lots in the condominium 179 000 € fees included

