



## Price on request

**For sale apartment**

**1 room**

**Surface : 26 m²**

**Year of construction : 1989**

**Exposition : Sud est**

**View : Mer**

**Hot water : Collective**

**Inner condition : Excellent**

**Standing : prestige**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential,  
pool, visitor parking

1 terrace

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

14/08/2025 - Prix T.T.C



## Apartment 112 Agay

Esquinade district - large studio - single-story access Ideally located on the ground floor, this large 26.4 m² studio, tastefully furnished and optimized, welcomes you in a calm and peaceful setting, with a view overlooking the gardens and with a splendid sea view. Outside, a 12.4 m² terrace extends the living space: ideal for breakfasts, aperitifs or simply contemplating the panorama. Inside, the space has been cleverly optimized to provide four 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, from 9 a.m. to 11 p.m., for young



Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 268 €

Well condominium

182 lots in the condominium