



Price on request

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

Energy class (dpe) : Comming soon

Emission of greenhouse gases (ges) :

Comming soon

Document non contractuel

08/10/2025 - Prix T.T.C



Apartment 112 Saint-Raphaël

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



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).

L'Opportunité Immobilière - 23 Avenue Amiral Wester Wemyss - 06150 Cannes
Tél. 06 20 56 28 66 - info@lopportunite-immobiliere.com - www.lopportunite-immobiliere.com

Fees and charges :

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

Annual current expenses 2 712 €

Well condominium

88 lots in the condominium

