



## Price on request

### For sale apartment

1 room

**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) :** Unavailable

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

Unavailable

Document non contractuel

07/10/2025 - Prix T.T.C



## Apartment 72 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 23.50 m<sup>2</sup> on the garden level, with easy access, offers a great opportunity, whether as 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 lovely unobstructed view of the sea and the estate's gardens. This studio is sold free of any management contracts, giving you complete freedom in its use. Nestled between the Mediterranean Sea and the Estérel mountains, the estate 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 steps away. A true haven of peace in a secure and sought-after setting. The fees include water and electricity (thanks to individual submeters, you pay according to your actual consumption following an estimated forecast). They also cover building maintenance, including various related contracts (fire extinguishers, cleaning, general upkeep...) as well as the property management contract. But that's not all! The fees also cover the upkeep of the estate:



environment... all that's left to do is to unpack your bags (or your towel)!

L'Opportunité Immobilière - 33 Avenue Amiral Wester Wemyss - 06150 Cannes  
<https://www.geonsques.gouv.fr> This property is distributed based on the  
 Tél. 06 20 56 28 66 - info@lopportunite-immobiliere.com - www.lopportunite-immobiliere.com  
 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).

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

Fees and charges :

Annual current expenses 2 292 €

Well condominium

182 lots in the condominium