

**849 000 €**

**Buying apartment**

**Ref. 649V1275A**

**4 room**

**Surface : 85 m²**

**Surface of the living : 30 m²**

**Exposition : Sud est**

**View : Mer**

**Hot water : Individuelle thermodynamique**

**Inner condition : New**

**Features :**

pool, Lift, Double Glazing, Secured residence, Electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 parking



### Apartment Le Grau-du-Roi

New program RT 2012, delivery 4th quarter 2025. Corner P4 facing the sea, 2 private sheltered parking spaces, east/south exposure. 26 m² terrace with spa location, master suite with 15 m² shower + 2 bedrooms with cupboards, 30 m² living room, separate hanging toilet, bathroom, planter. Reversible air conditioning, thermodynamic water heater, remote electric shutter, 120x120 tiling. Secure residence with swimming pool, elevator, closed bicycle storage room, access for people with reduced mobility, video intercom and video surveillance. Direct access to the beach, approximately 300 m from shops. Reduced notary fees (2.5%).

**Fees and charges :**

Well condominium

849 000 € fees included

