

**549 000 €**

**Buying apartment**

**Ref. 649V1289A**

**3 room**

**Surface : 77 m²**

**Surface of the living : 33 m²**

**Exposition : Nord ouest**

**View : Mer**

**Hot water : Individuelle thermodynamique**

**Inner condition : New**

**Building condition : New**

**Features :**

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

2 bedroom

1 terrace

1 shower

1 WC

2 parking



**Apartment Le Grau-du-Roi**

New program RT 2012, delivery 4th quarter 2025. Corner P3 with side sea view, 2 private sheltered parking spaces. Terrace of 14 m², living room 33 m², 2 bedrooms with cupboards, 1 of which is 15 m² Bathroom with shower, separate wall-hung toilet. Reversible air conditioning, thermodynamic water heater, remote electric shutter. 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

58 lots in the condominium 549 000 € fees included

