



## Price on request

### Buying apartment

Ref. 649V1447A

3 room

Surface : 63 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Exposition : Nord est

View : Citadine

Hot water : Individuelle thermodynamique

Inner condition : New

Building condition : New

### Features :

Lift, Double Glazing, Secured residence,

Calm, Electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC

2 parking



## Apartment Le Grau-du-Roi

New development RE 2020, delivery in the second quarter of 2028. Ground floor corner P3 apartment, with 2 private parking spaces. Corner garden of approximately 58 m<sup>2</sup>, 10 m<sup>2</sup> loggia, 2 bedrooms including one of about 14 m<sup>2</sup> with a built-in closet, separate wall-mounted toilet. Reversible air conditioning, thermodynamic water heater, single-flow humidity-controlled ventilation, 60x60 tiles, electric shutters. Secure residence with elevator, locked bike storage, wheelchair access, and video intercom. Monplaisir area, located in a quiet residential neighborhood. Reduced notary fees.

### Fees and charges :

Well condominium

38 lots in the condominium

