



## Price on request

### Buying apartment

Ref. 649V1450A

3 room

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

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

Exposition : Nord est

View : Etang

Hot water : Individuelle thermodynamique

Inner condition : New

Building condition : New

### Features :

Lift, Double Glazing, Secured residence

2 bedroom

1 bathroom

1 WC

2 parking



## Apartment Le Grau-du-Roi

New build RE 2020, delivery in the 2nd quarter of 2028. Corner P3 on the 1st floor overlooking the pond, with 2 private parking spaces. Corner loggia of approximately 13 m<sup>2</sup>, 2 bedrooms including one about 14 m<sup>2</sup> with a closet, separate suspended toilet. Reversible air conditioning, thermodynamic water heater, single-flow humidity-controlled ventilation, 60x60 tiles, electric shutters. Secure residence with elevator, locked bike storage, disabled access, and video intercom. Monplaisir area, in a quiet residential neighborhood. Reduced notary fees.

### Fees and charges :

Well condominium

38 lots in the condominium

