

**344 400 €**

**For sale apartment**

**3 rooms**

**Surface : 78 m²**

**Surface of the living : 42 m²**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Individuelle thermodynamique**

**Inner condition : Neuf**

**Standing : Résidentiel**

**Building condition : Neuf**

**Features :**

double glazing, Résidence sécurisée, air conditioning, Résidentiel, Volets roulants électriques

2 bedroom

1 terrace

2 show ers

1 WC

2 parkings

1 cellar

Document non contractuel

06/06/2025 - Prix T.T.C



**Apartment 3372 Argelès-sur-Mer**

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, compliant with the RE 2020-2025 regulations, 65 apartments from type 1 to type 4. On the first floor, a NEW corner apartment with a surface area of almost 80 m2 with loggia, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 42 m2 with access to the loggia of 12 m2 , 2 separate sleeping areas of 20 and 14 m2 , one of which has access to the outside, a bathroom equipped with walk-in shower and a separate WC. The apartment has a storeroom and 2 private parking spaces. Apartment services : RE2020-2025 milestone construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, insulating landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms, fitted kitchen, washbasin on unit + mirror + mixer tap + taps, shower tray and shower screen, reversible air conditioning, towel dryer (SDE), wall-hung toilet, thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and lighting on private exteriors, interior painting (walls, ceilings and frames), tiled loggia. Residence amenities:



shared bicycle storage. Thanks to its location, it is ideal for both a primary residence and a secondary residence. An Energy Performance Certificate (DPE) is available. RED for all reservations made until

is included