

**308 400 €**

**For sale apartment**

**3 rooms**

**Surface : 64 m²**

**Surface of the living : 29 m²**

**Exposition : Sud nord**

**View : Mer**

**Hot water : Individuelle thermodynamique**

**Inner condition : Neuf**

**Standing : Résidentiel**

**Building condition : Neuf**

**Features :**

lift, air conditioning, Résidence sécurisée, sea view, Porte palière serrure 3 points, Double vitrage isolant, Résidentiel, Volets roulants électriques

2 bedroom

2 terraces

1 shower

1 WC

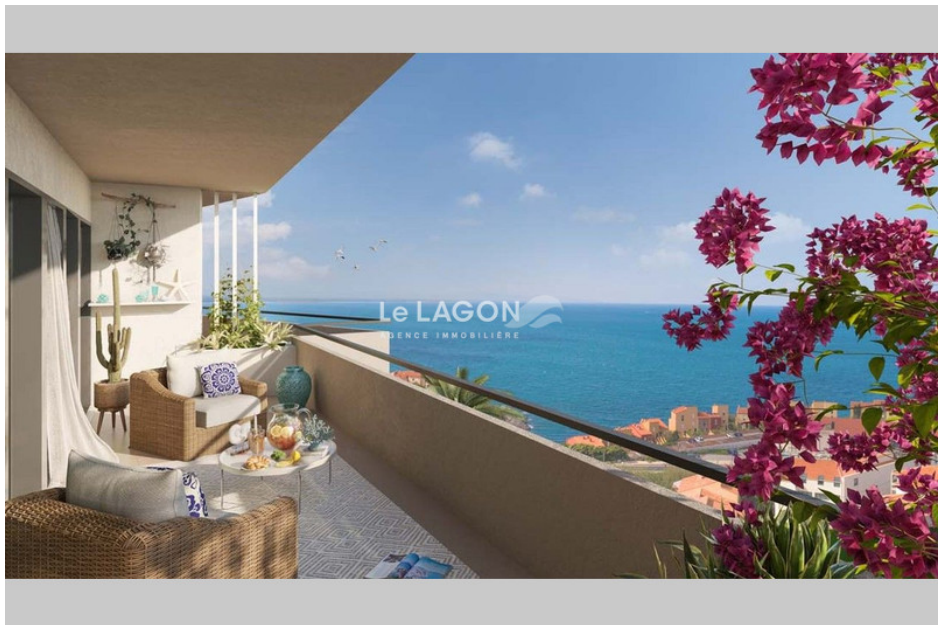
1 garage

1 parking

1 cellar

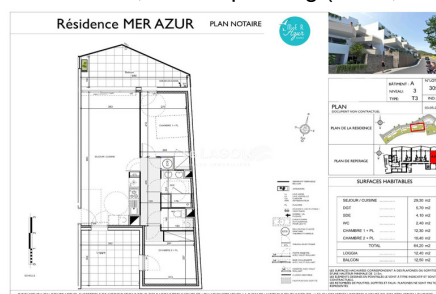
Document non contractuel

08/06/2025 - Prix T.T.C



**Apartment 3379 Port-Vendres**

In a particularly private and quiet environment, while remaining close to all amenities, in a new luxury condominium, with elevator, compliant with RT 2012 regulations, 73 apartments from type 1 to type 4. On the third floor, a NEW corner apartment with a surface area of 64 m² with a SEA view balcony, comprising an entrance to a living room-lounge-equipped American kitchen of approximately 30 m² with access to a 13 m² balcony and a 12 m² loggia, 2 bedrooms with fitted wardrobes, each with access to the outside, a fitted shower room and a separate WC. The apartment has a garage, a private parking space and a storeroom of almost 10m². Apartment services: RT 2012 construction standards, exterior joinery with double insulating glazing with electric PVC or aluminum roller shutters, 3-point landing door, fitted wardrobes with sliding doors, 60x60 tiling and full-height earthenware in the bathrooms around the shower tray, fitted kitchen including extractor hood and equipped bathroom, washbasin on unit + mirror + mixer tap + taps, shower tray, reversible air conditioning, towel dryer (SDE), thermodynamic DHW tank, VMC, antenna and RJ45 socket, waterproof socket and draw-off tap on the exteriors, interior painting (walls, ceilings and frames), tiled loggia (installation



taic panels, green spaces with automatic ideophone and Vigik reader, shared high-quality services, MER AZUR is a rental investment, with the option of age. All accommodations will have an

--- REDUCED NOTARY FEES ---

**73 lots in the condominium 308 400 € fees included**

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Document non contractuel - Barème des prix disponible sur notre site internet