

450 000 €

Contact agency  
SAS AGV GARELLI immobilier

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For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Exposition : Sud

Inner condition : NEW

Standing : prestige

Building condition : NEW

Features :

lift, double glazing, gated, CALM,  
residential, TERRACE, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

Document non contractuel

27/06/2024 - Prix T.T.C



## Apartment 1430 Cap-d'Ail

AGV GARELLI IMMOBILIER offers you this magnificent new 2-room apartment in the city center of Cap d'Ail, a village overlooking the sea and only 9 minutes from Monaco. This new residence in R + 4, unique and prestigious is in the heart of the city center and all its amenities. Very bright, functional and perfectly arranged apartment to take advantage of this environment. Living to the rhythm of the coast, on the sea or the hills, is one of the major challenges of this new luxury address. We suggest you acquire this new one-bedroom apartment on the 1st floor, consisting of a living room/kitchen of 26.24m<sup>2</sup>, a bedroom, a shower room and is extended by an exterior of 18.09m<sup>2</sup> Delivery 1st Quarter 2025 Most : - Direct Promoter price - New Program: eligible for the Zero Rate Loan, the PINEL scheme. - Energy performance RT2012 - Reduced notary fees

Fees and charges :

450 000 € fees included