

590 000 €

Contact agency

AFIM Real Estate

Port de Cap d'Ail

06320 Cap-d'Ail

+33 (0)4 93 78 19 19 /

realestate@afimfrance.com

For sale apartment

2 rooms

Surface : 55 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Year of construction : 2010

Exposition : Sud est

View : Mer

Hot water : Individuelle électrique

Inner condition : renovated

Standing : residential

Features :

lift, double glazing, gated, CALM, armored door, residential, electric shutters, POOL, Visitor Parking

1 bedroom

2 terraces

1 shower

1 WC

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



## Apartment 3245 Roquebrune-Cap-Martin

Magnificent 1 bedroom apartment located in a luxury residence in Roquebrune-Cap-Martin. This 55.77 m<sup>2</sup> jewel, recently renovated, located on the 1st floor of a residential building dating from 2010, offers a breathtaking view of the sea from its 2 terraces of 25 m<sup>2</sup> and 9 m<sup>2</sup>, benefiting from magnificent light thanks to its numerous bay windows. It includes an entrance, a large living room of 38 m<sup>2</sup>, a fully equipped American kitchen, a bedroom, a shower room and a toilet. The apartment is distinguished by its comfort thanks to its individual heating by its reversible air conditioning, its individual electric hot water, its double glazing, its electric rolling shutters, its numerous storage spaces, its armored door and its elevator. The residence also offers a swimming pool, parking spaces for visitors and ensures optimal security. Ideal for those seeking calm in an exceptional environment. Real estate in Roquebrune-Cap-Martin offers several advantages for the purchase of a 2-room apartment. First of all, the resort has an ideal location, close to Monaco and the Italian border, and offers exceptional panoramas of the Mediterranean Sea. This privileged setting is conducive to a fantastic quality of life. Finally, Roquebrune-Cap-Martin demonstrates continued attractiveness, guaranteeing good profitability for real estate investment.

Fees and charges :

Annual current expenses 2 700 €

