

3 267 000 €

Contact agency

PROGEDI

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For sale duplex

5 rooms

Surface : 127 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Year of construction : 2027

Exposition : Est

View : Mer

Hot water : Collective

Inner condition : NEW

Standing : prestige

Building condition : NEW

Features :

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

4 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

Document non contractuel

18/09/2024 - Prix T.T.C



## Duplex 4249 Beaulieu-sur-Mer

Discover a heavenly oasis between Nice and Monaco, enhanced by an exceptional panorama and beaches lined with various Mediterranean and exotic species. Delivery scheduled for the 1st quarter of 2027 with reduced notary fees. Exceptional location: Idyllic setting: Panorama between sea and mountains, magnificent beaches. Central address: Located in Beaulieu-sur-Mer, behind a historic facade from the end of the 19th century, preserved and enhanced. Village life: Local shops, various public transport, marina and fine sandy beaches. Exceptional apartments: Comfort and light: Air-conditioned, generous volumes, remarkable ceiling heights. Outdoor spaces: Sunny terraces, some with sea views from Cap-Ferrat to Cap d'Ail. Careful services: Soundproof screed, ceiling height up to 3.50 m. Laminated or solid parquet in dry rooms. Interior doors 2.14 m high. Ducted reversible air conditioning. Fitted cupboards. Motorized roller shutters. Home automation pre-equipment. Iron or glazed guardrails depending on the orientation. Practical equipment: Secure parking: Parking space in the basement. Bicycle storage: For your daily trips. Enhanced security: Secure landing doors: Equipped with an A2P\*\* lock. Controlled access: Videophone and access control by Vigik®.

Fees and charges :

Well condominium

