



AGENCE DE LA MER

2 AGENCES À MANDELIEU "COTTAGE" & LA NAPOULE "VILLAGE"

contact@mer-immo.com

www.mer-immo.com

Price on request

For sale apartment

4 rooms

Surface : 121 m²

Year of construction : 1982

Exposition : Sud Est Ouest

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, pool, calm, armored door, residential, electric blinds, electric shutters, visitor parking

3 bedroom

2 terraces

1 bathroom

2 showers

4 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

01/11/2025 - Prix T.T.C



Apartment 1909 Mandelieu-la-Napoule

EXCLUSIVE & OUTSTANDING OPPORTUNITY brought to you by L'Agence de la Mer Stunning 4-Room Apartment – 121 m² – Ultra-Luxurious Features Be captivated by this exceptional apartment, fully renovated with premium materials and an impressive attention to detail. A rare property, with flawless finishes, combining comfort, elegance, and modernity. Perfectly located in a gated and secure residence featuring two swimming pools, opposite the prestigious Cannes-Mandelieu Golf Course and the private Cannes-Marina port. Just steps away from shops, amenities, beaches, restaurants, and the famous village of La Napoule with its iconic castle. Description: Elegant entrance Luxury, fully equipped open-plan kitchen (VARENNA POLIFORM, see below), opening onto a large bright living room that leads to a Southeast-facing terrace with beautiful unobstructed views Master bedroom with ensuite bathroom, opening onto a Northwest corner balcony overlooking the Marina, large fitted dressing room, and separate toilet Second bedroom with closets, shower room, and separate WC, two windows facing the Marina Third bedroom opening onto a West-facing balcony, with closets, shower room, and separate WC Small storage closet Guest toilet Laundry room



sophisticated, modern kitchens that never compromise on functionality. From 2018 onwards, Varenna kitchens are distributed exclusively under the Poliform brand. The Poliform kitchen is the ultimate sensory space where logic meets emotion, and function and aesthetics blend perfectly. Numerous models are available, all designed to emphasize people and their needs. TRACFIN: In accordance with Article L561.5 of the Monetary and Financial Code, an ID will be required to

organize any visit. For further information, please contact us: Website: www.mer-immo.com This property is authorized for listing by an agency that is a member of a shared transaction software. The applicable fees correspond to the scale of the agency holding the main mandate (more information available upon request).

Fees and charges :

Annual current expenses 6 144 €

Well condominium