

615 000 €

**For sale duplex**

**4 rooms**

**Surface : 94 m²**

**Surface of the living : 34 m²**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : new**

**Features :**

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

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

30/04/2025 - Prix T.T.C



### Duplex 2597 Mandelieu-la-Napoule

This sublime top-floor duplex apartment in the Cottage district of the charming town of Mandelieu-la-Napoule offers high-quality amenities in a new, two-story residential building. Both modern and comfortable, this 94 m² apartment offers a spacious 34 m² living area with a fitted open-plan kitchen, three bedrooms, a bathroom, a shower room, and two toilets. The two superb south-facing terraces offer unobstructed views. It also features individual heating with reversible air conditioning, electric shutters, a secure residence, and two parking spaces. A little piece of paradise awaits you.

**Fees and charges :**

Annual current expenses 2 568 €

Well condominium

20 lots in the condominium 615 000 € agency fees 5,69% à the responsibility of the buyer included

