



1 350 000 €

For sale apartment

4 rooms

Surface : 110 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, gated, calm, armored door, residential,  
electric blinds, electric shutters, pool

2 bedroom

#### Legal information

1 350 000 € fees included  
6,38% VAT of fees paid by the buyer  
(1 268 999 € without fees), well  
condominium(380 lots in the  
condominium), annual current expenses  
11 952 € (996 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1605 Mandelieu-la-Napoule

**EXCEPTIONAL APARTMENT WITH SEA VIEW FROM ITS SPECTACULAR TERRACE** Located in one of La Napoule's most sought-after areas, within a secure luxury residence featuring a pool and caretaker, this rare property offers outstanding features. Situated on a high floor, it enjoys a panoramic sea view of the Lérins islands. Just a few minutes' walk from the harbor, beaches, restaurants, shops, and the prestigious Château de la Napoule, this exclusive address perfectly blends elegance, comfort, and the Mediterranean lifestyle. Spanning approximately 110 m<sup>2</sup>, this apartment immediately impresses with its generous space and abundant natural light. The reception areas open seamlessly onto exceptional outdoor spaces: A 110 m<sup>2</sup> open-air terrace that truly extends the living room. A 65 m<sup>2</sup> circular balcony offering unique perspectives. A lushly landscaped setting creates an intimate and tranquil atmosphere. The thoughtfully designed interior features a double...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D

Estimated annual energy between 1680 and 2350 € (reference year 2021,2022,2023)

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