



695 000 €

For sale apartment

2 rooms

Surface : 51 m<sup>2</sup>

Year of construction : 2020

Exposition : Sud

View : Mer et Monaco

Hot water : Individuelle électrique

Inner condition : excellent

Standing : prestige

Building condition : new

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar



## Apartment 3253 Beausoleil

Magnificent 2-room apartment in Beausoleil, located in a luxury residence with caretaker and swimming pool. With a surface area of 51 m<sup>2</sup>, it has a beautiful 15 m<sup>2</sup> terrace offering a breathtaking view of the sea and Monaco. This apartment is located on the 8th floor of a luxury 9-storey building built in 2020 with private and secure access upstairs. The apartment is in excellent condition, facing south, benefits from natural light all day long. It has an equipped American kitchen, a bedroom, a shower room, a toilet and an individual heating system with reversible air conditioning. A parking space (not included in the price) and a cellar complete this property. Come and discover this exceptional property ideally located. The Guynemer sector, located in the town of Beausoleil, is a residential area close to the principality of Monaco.

### Legal information

695 000 €

Fees paid by the owner, well condominium, annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 430 and 640 € (reference year 2024)  
Document non contractuel - 30/12/2024

