



## 3 bedroom duplex apartment garden-level with panoramic sea views

For sale

Sole agent

1 747 500 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>City</i> <b>Beausoleil</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>155,84 m<sup>2</sup></b>	<i>Terrace area</i> <b>21,85 m<sup>2</sup></b>	<i>Land area</i> <b>175,81 m<sup>2</sup></b>	<i>Garden area</i> <b>175,81 m<sup>2</sup></b>
<i>Total area</i> <b>177,69 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Condition</i> <b>New</b>	<i>Ref.</i> <b>9612D</b>

Authentic and exuberant, whether by the sea or in the mountains, the Côte d'Azur never ceases to surprise with its charm and landscapes. It is in Beausoleil that this new Mediterranean address is located, in a lush setting for lovers of a unique lifestyle. Surrounded by greenery and with Parc Grima as a neighbor, this address enjoys a strategic location: close to the center of Beausoleil, just minutes from Monaco, and 30 minutes by car from Nice Airport. At the heart of a landscaped garden, this project with its understated architecture emphasizes large openings, promising abundant light and unobstructed views all the way to the sea. Eight exceptional apartments, from studios to five-room units, offering generous space and premium features. A spa and wellness area will be available to residents. Sold with 2 Parking spaces and 1 storage room. Reduced notarie fees.

Features WELL-APPOINTED INTERIORS • Isophonic screed • Engineered wood flooring in living rooms and bedrooms • Ducted reversible air conditioning • Tiled floors and full-height tile surround in bathtubs and showers • Vanity unit with illuminated mirror in bathrooms and shower rooms • Heated towel rail and shower screen • Fitted wardrobes • Lacquered aluminum exterior joinery • Motorized roller shutters • Wrought iron or glass railings depending on orientation • Pre-installed home automation system



**PRACTICAL AMENITIES** • Lobby and floor landings decorated by an interior designer • Secure rooftop parking  
• Bike storage • Optional storage rooms on the garden level • Wellness area with fitness equipment, spa,  
hammam, and sauna

**ENHANCED SECURITY** • Apartment doors equipped with an A2P\*\* certified lock • Videophone and access  
control with Vigik® system





**APPARTEMENT DE 4 PIECES DUPLEX**  
n° 03 au Rez-de-Jardin

ENTREE	6,78 m <sup>2</sup>
SEJOUR	49,17 m <sup>2</sup>
CUISINE	8,41 m <sup>2</sup>
CHAMBRE MASTER	23,02 m <sup>2</sup>
CHAMBRE 1	19,92 m <sup>2</sup>
CHAMBRE 2	15,47 m <sup>2</sup>
SALLE DE BAIN 1	6,99 m <sup>2</sup>
SALLE DE BAIN 2	5,53 m <sup>2</sup>
SALLE D'EAU	4,50 m <sup>2</sup>
RANGEMENT	1,47 m <sup>2</sup>
BUANDERIE	2,92 m <sup>2</sup>
DEGAGEMENT 1	6,86 m <sup>2</sup>
DEGAGEMENT 2	3,36 m <sup>2</sup>
WC	1,44 m <sup>2</sup>
<b>SURFACE TOTALE HABITABLE</b>	<b>155,84 m<sup>2</sup></b>
TERRASSE 1	16,64 m <sup>2</sup>
TERRASSE 2	5,21 m <sup>2</sup>
JARDIN 1	128,52 m <sup>2</sup>
JARDIN 2	46,89 m <sup>2</sup>
<b>SURFACE TOTALE HABITABLE ET ANNEXE</b>	<b>353,50 m<sup>2</sup></b>

LEGENDE		1/3	
	trappe d'accès entralux VMC		alarme incendie
	unité VMC		ballon d'eau chaude

