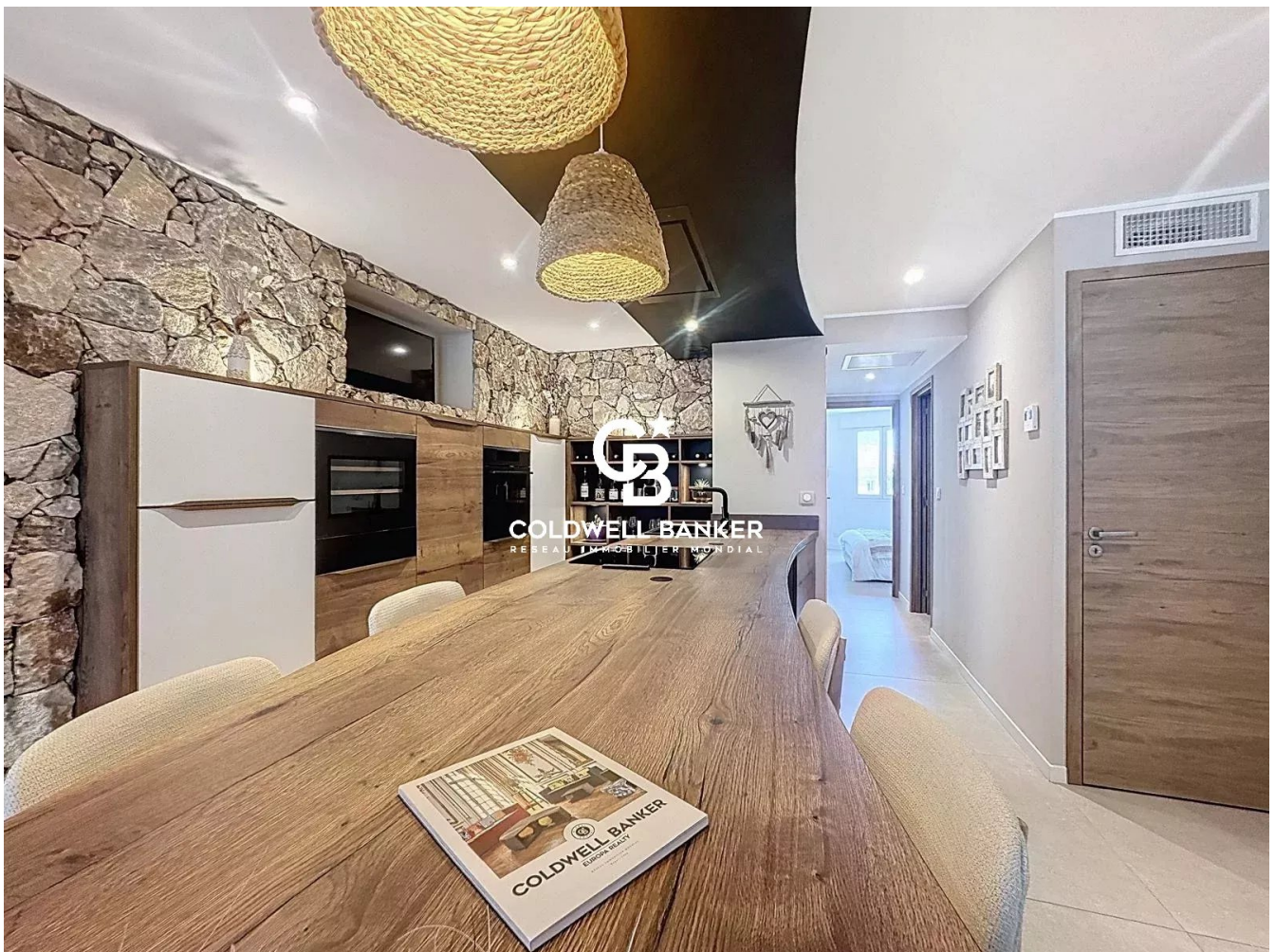


Appartement Saint-Raphaël 70 m²



PRIX DE VENTE : 577 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR



DESCRIPTION

Nestled at a discreet, prestigious address in the center of Saint-Raphaël, this exceptional dual-aspect residence is the result of a world-class renovation.

Designed for those in search of distinction, this living space transcends conventional standards through a contemporary aesthetic, where every detail is meticulously curated to capture the Mediterranean light

Organic & Sensory Design

The living space unfolds with absolute fluidity, fostering a dialogue between noble materials and avant-garde design.

- **Mineral & Warmth:** Raw natural stone harmonizes with textured wood essences and an "earthy" color palette, creating an atmosphere of serene sophistication.
- **Entertaining:** A sprawling living area with graceful curved lines opens onto a chef's kitchen—a masterpiece of ergonomics—extending toward a southwest-facing balcony.
- **A Private Belvedere:** The perfect vantage point to embrace the Riviera's climate.
- **Private Quarters:** Two bedrooms featuring bespoke storage and a spa-inspired bathroom with a walk-in rain shower offer uncompromising comfort.

Unrivaled Specifications

Full brochure and private viewing upon request.

Perched on the 3rd floor of a character building with elevator access, this 70 m² (approx. 750 sq. ft.) residence is a showcase of the latest interior architecture trends:

- **Invisible Climate Control:** High-performance reversible air conditioning.
- **Architectural Lighting:** Curated fixtures paired with artisan-finished, "boho-chic" furnishings.
- **Functional Luxury:** A secure, private parking space located in an exclusive gated lane and a private cellar—rare and strategic assets in a prime downtown location.
- **Dual Balconies:** Extending from both the bedrooms and the living area

A Strategic & Heritage Location

Indulge in the luxury of absolute proximity

- **Mobility:** TGV station just 150m away (bringing Paris to your doorstep).
- **Escape:** Sandy beaches and the marina are only a 300m stroll.

- Daily Life: High-end gourmet markets and designer boutiques at your feet, alongside every modern convenience.

Vanessa SOARES - Williams AUREILLE

Prestige Real Estate Consultants – Global Luxury Brand Specialists

Esterel Realty Coldwell Banker – Coldwell Banker Europe

+33 (0)6 72 85 21 09 | +33 (0)6 82 82 25 39

vanessa.soares@coldwellbanker.fr williams.aureille@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	70.29 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

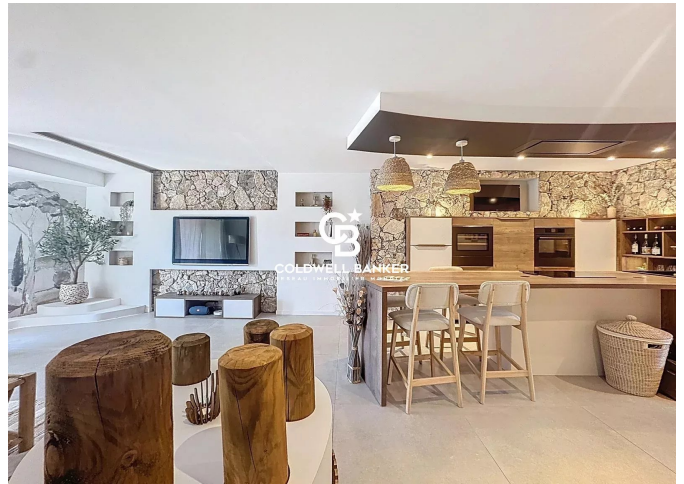
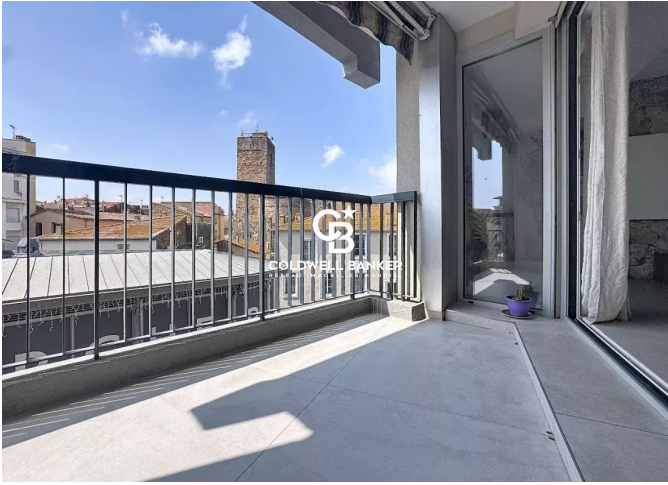
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël



TÉL : +33494193440
esterealty.saintraphael@coldwellb

