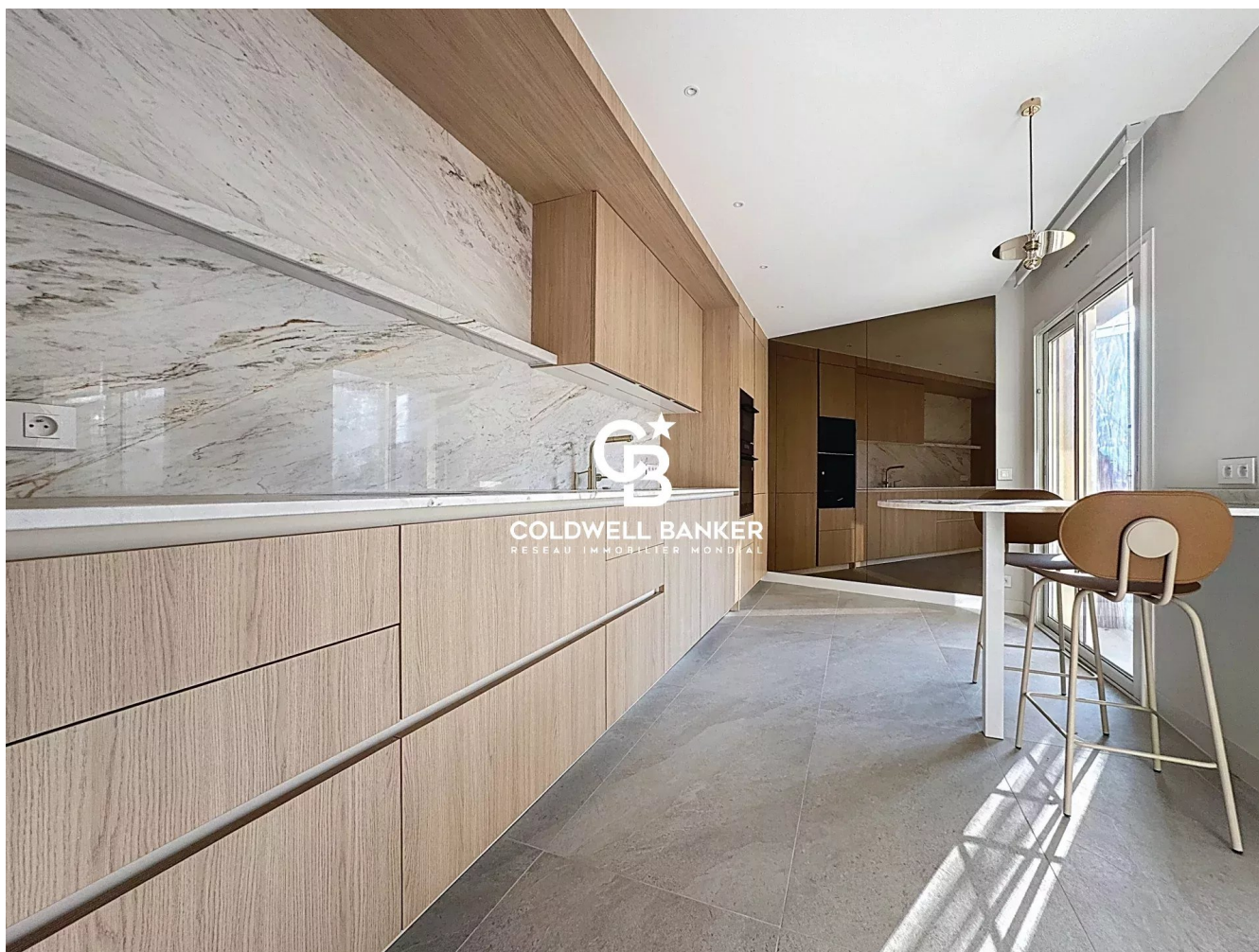


Appartement Saint-Raphaël 87 m<sup>2</sup>

---



PRIX DE VENTE : 799 000 €

---

EMAIL : [ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR](mailto:ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR)





## DESCRIPTION

Nestled on the 5th floor of a confidential address in the heart of Saint-Raphaël's Golden Triangle, this 87 m<sup>2</sup> three-room apartment offers a refined and chic atmosphere, beautifully reinterpreted to deliver an exclusive living experience.

A vision of luxury centered on "inner calm", expressed through a "Soft Ethnic Minimalism" that unites contemporary prestige with organic warmth.

The layout emphasizes comfort and distinguished simplicity within an elegant, serene living environment.

Every curve, every raw material is meticulously chosen to turn this home into a sensory cocoon—peaceful yet perfectly connected to the vibrant city life.

The Contemporary Wabi-Sabi Spirit:

A subtle, organic, and timeless visual identity.

An Inspiring Reception Area:

A spacious living room facing South-East opens onto a sun-drenched terrace, in perfect harmony with a high-end open-plan kitchen.

Structured ceilings and integrated air conditioning enhance volumes without compromising comfort.

Two bedrooms, each with its own mineral-inspired en-suite shower room.

Materials & Light: Textured woods and a warm palette of terracotta, yellow ochre, rust, and tobacco brown create a soothing visual continuity, highlighted by graphic black accents and statement lighting fixtures.

Refined amenities: 5th floor with elevator, reversible air conditioning, laundry room, private underground parking, and cellar.

A Remarkable Address in the Heart of the Ultra-Center

Living—or enjoying a second home—in the Golden Triangle means embracing the privilege of "everything within walking distance." Azure beaches, the marina, upscale boutiques, and the SNCF train station are all just steps away.

Full file and visit upon request

Vanessa SOARES – Williams AUREILLE

Prestige Real Estate Consultant – Global Luxury Brand Specialist

Esterel Realty Coldwell Banker – Coldwell Banker Europe

+33 (0) 672 852 109 | +33 (0) 682 822 539

vanessa.soares@coldwellbanker.fr

williams.aureille@coldwellbanker.fr

---

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



TÉL : +33494193440  
esterelrealty.saintraphael@coldwellb



## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	87.0 m <sup>2</sup>	Ascenseur :	Oui
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](http://www.georisques.gouv.fr)

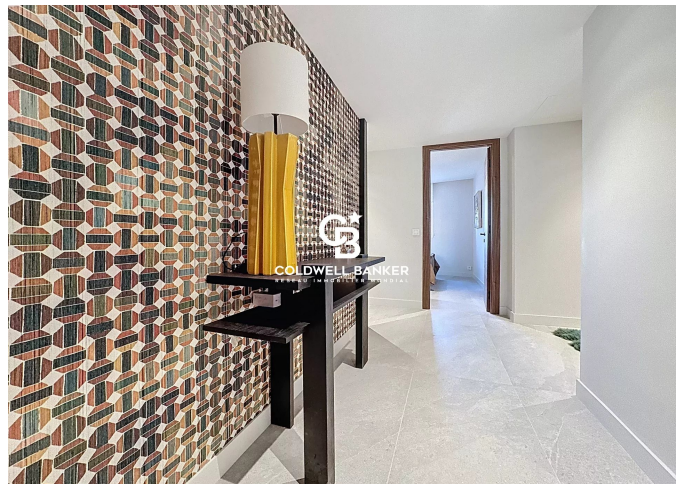
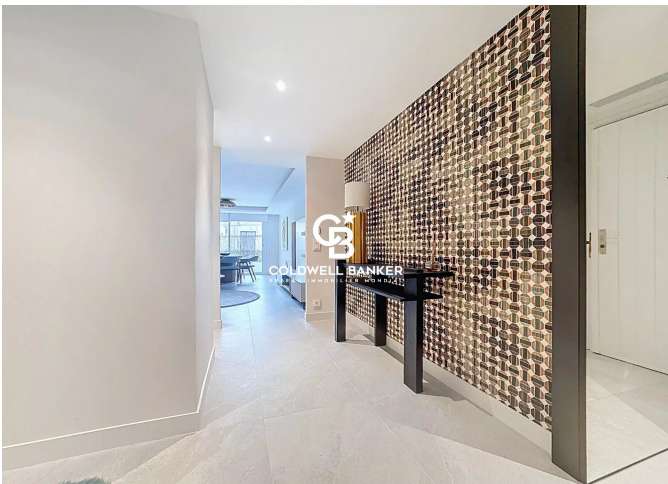
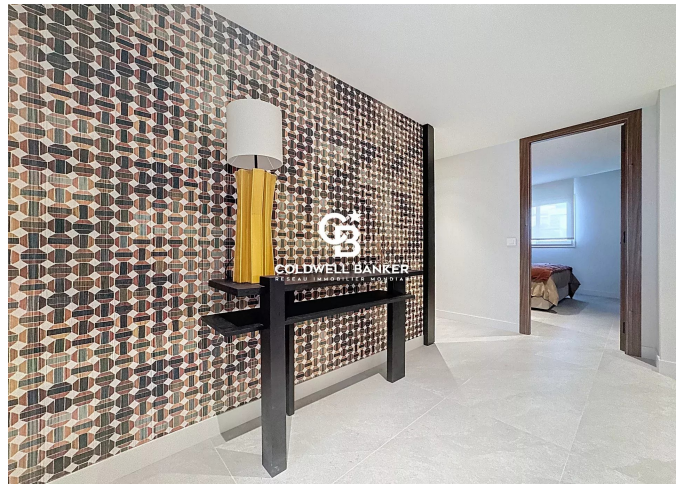
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Indice d'émission de gaz à effet de serre (GES) : A 3





**COLDWELL BANKER**  
**EUROPA REALTY**



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



TÉL : +33494193440  
esterelrealty.saintraphael@coldwellb

