

Appartement Sanary-sur-Mer 125 m<sup>2</sup>

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PRIX DE VENTE : 1 550 000 €

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## DESCRIPTION

Sanary sur mer, just 600 meters from the port, discover this exceptional ground-floor apartment located in the prestigious "La Corniche" residence.

Offering premium features, this secure and luxurious development, perched in a commanding position, captivates with its breathtaking views of the sea and Sanary's port.

This 125 m<sup>2</sup>, 4-room apartment boasts a private 248 m<sup>2</sup> garden facing southeast, perfect for enjoying the gentle Mediterranean lifestyle.

### Living Area:

The reception area features a bright 47 m<sup>2</sup> living room that opens onto the garden and can be customized to suit your preferences. The fully integrated kitchen extends this inviting space, creating a harmonious and functional environment.

### Sleeping Quarters:

The apartment offers three bedrooms, each with its own en-suite bathroom or shower room, providing comfort and privacy for your family or guests.

For a lifestyle without compromise, a double garage and an elevator serving the residence complete this exceptional apartment, meeting modern standards of comfort and accessibility.

### Key Features:

- Large aluminum sliding windows
- Adjustable slatted sunshades
- Programmable smart home system
- Reversible electric heating with heat pump
- Entrance hall designed by an interior architect
- Landscaped green spaces by a professional designer

### An Exceptional Opportunity:

Don't miss this unique chance to acquire a luxury property in a prime location in the heart of Sanary.

Construction scheduled to begin in the second half of 2026, with anticipated delivery in the first half of 2027.

Advantages: Reduced notary fees. Contact us for more details or to schedule a site visit.

The "La Corniche" program comprises a total of 5 units.

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Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	125.2 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	3 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

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1

