

# Apartment Eze

**sea view, border beaches**

**Price: 1 499 000 €**

**102m<sup>2</sup> (1098sq ft)**



## **Description:**

Top floor, beaches within walking distance, sea view, opportunity in the new residence in Èze by the sea. Easy to rent:

Magnificent 4-room penthouse of 102 m<sup>2</sup> (living area), in parfait condition and never occupied, with a 25.70 m<sup>2</sup> loggia, a private 77.13 m<sup>2</sup> roof terrace/solarium, jacuzzi, and panoramic sea views.

The apartment comprises an entrance hall with a closet, an open-plan kitchen (to be fitted) leading to a double living/dining room, a first bedroom with a closet, a second bedroom, a dressing room, a bathroom with double vanity, a separate toilet, and a master bedroom opening onto a terrace with an en-suite shower room and toilet.

A staircase leads to the roof terrace with a summer kitchen (to be fitted) and a jacuzzi.

This property also boasts some excellent features:

- Private solarium with
- 77.13 m<sup>2</sup> rooftop
- 25.70 m<sup>2</sup> loggia

- |                                    |  |                               |
|------------------------------------|--|-------------------------------|
| jacuzzi                            | terrace                                  |                               |
| • Immediate proximity to the beach | • Proximity to the train station and bus | • Building with elevator      |
| • Electric aluminum shutters       | • Aluminum window and door frames        | • Double glazing              |
| • Dressing room                    | • High-quality finishes                  | • Communal hot and cold water |
| • Reversible air conditioning      | • Orientation: South                     | • Floor: 2nd (top floor)      |
| • Condition: New                   | • Availability: Vacant                   | • View: Panoramic sea view    |

Double parking available from €38,000. Agency fees payable by the seller. Reduced notary fees.

---

**Reference ad:** ban

---

**Year of construction:** 2025

**DPE:** N/C

**GES:** N/C

---

**Charges:**

---

**Taxes:**

---

**Details:**

- ▶ 2 Bathroom
- ▶ 3 WC
- ▶ 3 Bedroom
- ▶ 1 Shower

- ▶ 1 Garage
- ▶ 1 Kitchen
- ▶ 1 Parking
- ▶ 1 Living room

- ▶ 1 Cellar
- ▶ 1 Dining room
- ▶ 2 Terrace

**Features:**

- Automatic gate
- Calm
- Reinforced door
- Visitor parking
- Building-estata
- Divisible parcel
- Jacuzzi spa

- Double glazing
- Lift
- Electric blinds
- Absolute calm
- Tracking
- Fruit trees

- Laundry room
- Secured residence
- Electric shutters
- Fenced
- Marked
- Quiet neighborhood

---

**Map:**

---

