

**420 000 €****For sale apartment****Surface of the living** : 23 m<sup>2</sup>**Year of construction** : 2024**Exposition** : Est**Hot water** : Collective**Inner condition** : new**Building condition** : new**Features** :

double glazing, gated

2 bedroom

1 terrace

1 shower

1 WC

2 parkings

1 cellar

**Apartment 3040 Antibes**

Within a recently built 2024 residence, discover this 3-room apartment of 66 m<sup>2</sup>, located on the 2nd floor out of 3, offering modern features and excellent natural light. The apartment stands out with a bright living area facing east, incorporating a semi-open, fully fitted kitchen, all opening onto a deep 11 m<sup>2</sup> terrace, perfect for meals and relaxing outdoors. The sleeping area includes two bright bedrooms, a shower room with toilet, as well as comfort features such as double glazing. Additionally, you will benefit from an underground parking space with two tandem spots. Sought-after location, immediate proximity to Sophia Antipolis, recent residence: a practical and turnkey property.

**Legal information**

420 000 € fees included

5,00% VAT of fees paid by the buyer (400 000 € without fees), well condominium, annual current expenses 2 436 € (203 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 892 and 1208 € (reference year 2024)  
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