

# BY BLUE

## INTERNATIONAL REALTY

Cap D'Ail, 2-bedroom crossing apartment with terrace



Cap-d'Ail - 590 000 €

Ref. 82980774

In a small luxury residence located in the heart of Cap D'Ail, a few steps from the shops and very close to the beaches, this superb 2-bedroom apartment has a terrace and a balcony. With its luxury amenities, this apartment consists of an entrance leading to a spacious living room/kitchen opening onto the south-facing terrace via a bay window. On the other side, a hallway with cupboard distributes the bedroom en suite with its shower room and WC, a second bedroom giving access to its balcony, a bathroom and a guest WC.

A garage in the basement completes this lot.

Top-of-the-range services and choice finishes, porcelain stoneware slab on 60x60 cm pedestal, centralized electric roller shutters, optional parquet flooring, electric closure of individual boxes, video surveillance in the hall and car parks, management of the lighting and shutters in all rooms, cooling in all rooms. Box equipped with an electrical outlet for vehicle charging.

Living area : 65.33 m<sup>2</sup>

Bedrooms : 2

Exposition : South

Rooms : 3

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✓Terrace

Fees payable by vendor

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