



# PROGEDI

SYNDIC | GESTION | TRANSACTIONS



04 93 78 06 69 [www.progedi.com](http://www.progedi.com)

**1 805 000 €**

**Buying duplex**

**5 rooms**

**Surface : 109 m²**

**Surface of the living : 22 m²**

**Year of construction : 2027**

**Exposition : Est**

**View : Mer**

**Hot water : Collective**

**Inner condition : new**

**Standing : prestige**

**Building condition : new**

**Features :**

lift, double glazing, gated, calm, residential,  
electric shutters

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) :** Not subject to eps

**Emission of greenhouse gases (ges) :** Not  
subject to eps

Document non contractuel

30/04/2025 - Prix T.T.C



## Duplex 4249 Beaulieu-sur-Mer

Discover a heavenly oasis between Nice and Monaco, enhanced by an exceptional panorama and beaches lined with various Mediterranean and exotic species. Delivery scheduled for the 1st quarter of 2027 with reduced notary fees. Exceptional location: Idyllic setting: Panorama between sea and mountains, magnificent beaches. Central address: Located in Beaulieu-sur-Mer, behind a historic facade from the end of the 19th century, preserved and enhanced. Village life: Local shops, various public transport, marina and fine sandy beaches. Exceptional apartments: Comfort and light: Air-conditioned, generous volumes, remarkable ceiling heights. Outdoor spaces: Sunny terraces, some with sea views from Cap-Ferrat to Cap d'Ail. Careful services: Soundproof screed, ceiling height up to 3.50 m. Laminated or solid parquet in dry rooms. Interior doors 2.14 m high. Ducted reversible air conditioning. Fitted cupboards. Motorized roller shutters. Home automation pre-equipment. Iron or glazed guardrails depending on the orientation. Practical equipment: Secure parking: Parking space in the basement. Bicycle storage: For your daily trips. Enhanced security: Secure landing doors: Equipped with an A2P\*\* lock. Controlled access: Videophone and access control



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Document non contractuel - Barème de prix disponible sur notre site internet