



## RENOVATED 2 BEDROOM WITH SEA VIEW

For sale

Sole agent

4 900 000 €

|                                               |                                                |
|-----------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>3 rooms</b>             |
| <i>Building</i><br><b>Vallespir</b>           | <i>District</i><br><b>Larvotto</b>             |
| <i>Living area</i><br><b>75 m<sup>2</sup></b> | <i>Terrace area</i><br><b>18 m<sup>2</sup></b> |
| <i>Total area</i><br><b>93 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>2</b>                    |
| <i>Bathrooms</i><br><b>2</b>                  | <i>Box</i><br><b>1</b>                         |
| <i>Floor</i><br><b>8</b>                      | <i>Condition</i><br><b>Renovated</b>           |
| <i>Furnished</i><br><b>Yes</b>                | <i>Release date</i><br><b>31/10/2024</b>       |
| <i>Ref.</i><br><b>VM-19-23</b>                |                                                |

Nestled in the heart of the exclusive Larvotto district, this exceptional three-room apartment offers an incredible opportunity to create the home of your dreams. With the potential to be transformed into a four-room apartment, this spacious property boasts a range of attractive features that promise a lifestyle of comfort, convenience and elegance.

Magnificent 3-room apartment located on the 8th floor of a modern building with concierge on the Boulevard du Larvotto, a stone's throw from the new beaches and shops of the Boulevard d'Italie thanks to the rear entrance of the building.

Completely renovated with quality materials, it is composed of a living/dining room with fully equipped American kitchen, a master bedroom with sea view and en-suite shower room, a second bedroom also opening onto the terrace with sea view and a second shower room, all completed by a laundry room. All the



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main rooms open onto the terrace.  
 This property has a sea view and a parking box.

Currently rented 7.500€/month  
 Profitability: 1.9%





