



## Spacious 1-bedroom apartment on the first line of Port Hercules

For sale

4 250 000 €

|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>2 rooms</b>            |
| <i>Building</i><br><b>Palais Heracles</b>     | <i>District</i><br><b>Port</b>                |
| <i>Living area</i><br><b>60 m<sup>2</sup></b> | <i>Terrace area</i><br><b>5 m<sup>2</sup></b> |
| <i>Total area</i><br><b>65 m<sup>2</sup></b>  | <i>Bedroom</i><br><b>1</b>                    |
| <i>Bathroom</i><br><b>1</b>                   | <i>Cellar</i><br><b>1</b>                     |
| <i>Annual costs</i><br><b>7 300 €</b>         | <i>Condition</i><br><b>New</b>                |
| <i>Ref.</i><br><b>PO - PH - 21</b>            |                                               |

In a residence with concierge, this 65m<sup>2</sup> 1-bedroom apartment enjoys a direct view of the Port Hercules and the start line of the F1 Grand Prix. It is also close to the Condamine Market, a lively place where there are many shops and restaurants.

The bedroom and the living room both benefit from a sea view. An independent kitchen and a bathroom complete this property.

A cellar in the building is included in the transaction.

The apartment has just been renovated and is the best and most luxurious pied à terre.











