



83, av. du 3 septembre - 06320 Cap d'Ail  
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Modern apartment - 2 rooms - 48 m<sup>2</sup>

Reference CR4012

LA TURBIE (06320)

Selling price : 504,000 €

Modern apartment subject to the condominium regime and comprising 13 lots.

#### Description:

Located above the Principality of Monaco, like a balcony hung on the Mediterranean, the tiny city of La Turbie seems to float in the azure, dominated by the giant August Trophy. In between Nice and Monaco, overlooking Saint-Jean-Cap-Ferrat peninsula, the new program, Augusta, is situated in front of the sea within a haven of greenery through Provençales essences. Let discover this new upscale project !

Situated in a quiet district, 2 minutes away from La Turbie village and 8 minutes away from Monaco, Augusta benefits from a coveted location linked with the Principality's proximity. Plane and pine trees surround these 13 accomodations valued by a typical provençale and modern architecture. From 1 to 3 bedrooms, all the appartements benefits from a 180° sea view and enjoy very bright living areas opening on terraces.

Materials and amenities of your future apartment have been carefully selected mixing modern and authentic. Augusta program imagined spacious accomodations for you to feel comfortable to live in !

Possibility to buy a parking in supplement.

Notary costs reduced.

Delivery date planned in the first half of 2024.

#### Main information

Standing	High
Internal condition	Very good condition

#### Building

Floor(s)	3
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#### Energy properties

Heater	Individual, Electric
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#### Environment

Exposure	South-East
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#### Outdoor arrangements

Terrace(s)	1
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#### Indoor arrangements

Floor	3
Surface (Carrez)	53.35 m <sup>2</sup>
Rooms	2
Bedroom(s)	1
Showerroom(s)	1



