

**TOULON**  
8 Place d'Armes  
83000 Toulon

**AGV  
GARELLI  
immobilier**

**HYÈRES**  
1 av. Jean Jaurès  
83120 Hyères

**450 000 €**

**Buying apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living space : 26 m²**

**Exposure : Sud**

**Indoor condition : new**

**Standing : prestige**

**Building condition : new**

**Benefits :**

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

1 bedroom

1 terrace

1 shower

1 WC

**Legal information**

450 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 1430 Cap-d'Ail**

AGV GARELLI IMMOBILIER offers you this magnificent new 2-room apartment in the city center of Cap d'Ail, a village overlooking the sea and only 9 minutes from Monaco. This new residence in R + 4, unique and prestigious is in the heart of the city center and all its amenities. Very bright, functional and perfectly arranged apartment to take advantage of this environment. Living to the rhythm of the coast, on the sea or the hills, is one of the major challenges of this new luxury address. We suggest you acquire this new one-bedroom apartment on the 1st floor, consisting of a living room/kitchen of 26.24m², a bedroom, a shower room and is extended by an exterior of 18.09m² Delivery 1st Quarter 2025 Most : - Direct Promoter price - New Program: eligible for the Zero Rate Loan, the PINEL scheme. - Energy performance RT2012 - Reduced notary fees

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