

## New Build 2 bedroom Ground Floor Apartment with parking and terrace - Perpignan - completion end 2023



## INFORMATION

Town:	Perpignan
Department:	Pyrénées-Orientales
Bed:	2
Bath:	1
Floor:	60 m2
Outside Space:	9 m2

## IN BRIEF

Located in a district to the south-west of Perpignan which is very sought after since it is in direct connection with the city center.

Close to the beaches and the A9 motorway.

It is also in the immediate vicinity of the famous Fort

All the accommodations have been designed to offer you optimal comfort and quality of life, with generous terraces, large bay windows for more light, fitted bathrooms and private parking

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

. Completion expected December 2023

Located south-west of Perpignan and only 900 m from the famous Fort, enjoying a privileged location.

Composed of both individual and collective houses, the district is located just a few minutes from the vast Portes d'Espagne shopping center, the Tecnosud business park and less than 10 minutes by car from the Palace of the Kings of Mallorca.

Served by public transport in the city and by various roads (immediate proximity to the A9), this development offers its inhabitants a most pleasant and varied environment.

You will find all the equipment and services necessary for your comfort: schools, pharmacies, shopping center, doctors, etc.

Consists of a single small building Ground Floor + 3 with refined and contemporary architecture.

The 31 apartments, with 2 and 3 rooms, all have an outdoor terrace where you can enjoy the pleasant climate offered by the Catalan city.

Parking spaces as well as garages for its inhabitants to facilitate daily life.

Finally, the residence is completely closed and secure to guarantee safety and serenity.

This LOT correspond to a 2 bedroom apartment of 60m2 with 9m2 balcony and outdoor parking space

- Lounge / living room = 27.51m2
- Bedroom 1 = 11.81m2
- Bedroom 2 = 10.25m2
- Bathroom = 5.41m2
- wc = 1.83m2
- Balcony = 9.57m2

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES