



390 000 €

For sale apartment

2 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud est

View : Mer

Hot water : Collective

Inner condition : to renovate

Standing : residential

Building condition : Ravalement fait

Features :

lift, double glazing, gated, calm, pool,  
residential, caretaker, electric shutters,  
pool, collective parking

1 bedroom

1 terrace

1 bathroom

1 WC

#### Informations légales

390 000 € honoraires inclus  
5,98% TTC d'honoraires inclus à la charge  
de l'acheteur (368 000 € hors honoraires),  
well condominium(25 lots in the  
condominium), annual current expenses  
4 491 € (374 € par mois), aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2451 Cannes

**EXCLUSIVE! Roi Albert 1er:** Ideally located in the heart of California in a quiet and ultra-residential environment near the city center and Croisette, bright 2-room apartment of 43.14m<sup>2</sup> on the TOP FLOOR of a small, good quality guarded residence with swimming pool and secure collective parking, apartment to renovate and easily modular benefiting from a comfortable 10.15m<sup>2</sup> terrace with beautiful sea and greenery views. A real favorite for this property with great potential in a green and privileged setting! Information and visits: Gregory T.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 850 and 1230 € (reference year 2021)  
Document non contractuel - 29/04/2024



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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS